



Address: [2712 TRIPLE CROWN LN](#)
City: GRAND PRAIRIE
Georeference: 39744B-3-15
Subdivision: SOUTHWEST VILLAGE
Neighborhood Code: 1C041F

Latitude: 32.7302535283
Longitude: -97.0478622907
TAD Map: 2138-384
MAPSCO: TAR-084M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SOUTHWEST VILLAGE Block 3
Lot 15

Jurisdictions:

CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$340,000

Protest Deadline Date: 5/24/2024

Site Number: 40877248

Site Name: SOUTHWEST VILLAGE-3-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,966

Percent Complete: 100%

Land Sqft^{*}: 5,775

Land Acres^{*}: 0.1325

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KHATUN FAHEMA

Primary Owner Address:

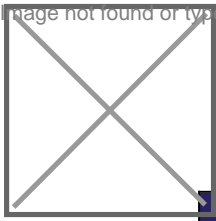
2712 TRIPLE CROWN LN
GRAND PRAIRIE, TX 75051

Deed Date: 3/28/2016

Deed Volume:

Deed Page:

Instrument: [D216063452](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARRISON TRAVIS JR	7/19/2012	D212183140	0000000	0000000
GARRISON OLLIE	7/31/2007	D207273118	0000000	0000000
GEHAN HOMES LTD	9/23/2005	D205300296	0000000	0000000
THYSSEN LAND LTD	1/1/2005	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$262,250	\$57,750	\$320,000	\$320,000
2024	\$282,250	\$57,750	\$340,000	\$301,113
2023	\$276,000	\$50,000	\$326,000	\$273,739
2022	\$220,000	\$50,000	\$270,000	\$248,854
2021	\$176,231	\$50,000	\$226,231	\$226,231
2020	\$176,231	\$50,000	\$226,231	\$226,231

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.