



**Address:** [3027 RIVERWOOD LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 24506-16-9  
**Subdivision:** LYNN CREEK HILLS  
**Neighborhood Code:** 1M700A

**Latitude:** 32.6315031076  
**Longitude:** -97.0618110167  
**TAD Map:** 2132-348  
**MAPSCO:** TAR-112K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LYNN CREEK HILLS Block 16  
Lot 9

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40905764

**Site Name:** LYNN CREEK HILLS-16-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,329

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,999

**Land Acres<sup>\*</sup>:** 0.1836

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRAN TONY CHIEN

DOAN HANG THUY

**Primary Owner Address:**

3027 RIVERWOOD LN

GRAND PRAIRIE, TX 75052-0438

**Deed Date:** 1/31/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213028168](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE AN-LOC TRAN	10/25/2006	<a href="#">D206350562</a>	0000000	0000000
LENNAR HOMES OF TEXAS	10/24/2006	<a href="#">D206350561</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	4/14/2006	<a href="#">D206114060</a>	0000000	0000000
KP DEVELOPMENT PARTNERS LP	1/1/2005	00000000000000	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 <sup>+</sup>
2025	\$250,000	\$60,000	\$310,000	\$310,000
2024	\$284,875	\$60,000	\$344,875	\$344,875
2023	\$292,000	\$60,000	\$352,000	\$324,500
2022	\$235,000	\$60,000	\$295,000	\$295,000
2021	\$210,856	\$60,000	\$270,856	\$270,856
2020	\$189,926	\$60,000	\$249,926	\$249,926

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.