



**Address:** [3024 RIVERWOOD LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 24506-17-6  
**Subdivision:** LYNN CREEK HILLS  
**Neighborhood Code:** 1M700A

**Latitude:** 32.6316167864  
**Longitude:** -97.0611898815  
**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 17  
Lot 6

**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:** 40905896  
**Site Name:** LYNN CREEK HILLS-17-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,006  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,660  
**Land Acres<sup>\*</sup>:** 0.1758  
**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:**  
WENDELL PAUL ROSALES SR AND LAUREN WATTLEY-ROSALES REVOCABLE LIVING TRUST  
**Primary Owner Address:**  
3024 RIVERWOOD LN  
GRAND PRAIRIE, TX 75052

**Deed Date:** 6/10/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220136091](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSALES LAUREN	4/19/2007	<a href="#">D207141337</a>	0000000	0000000
LENNAR HOMES OF TEXAS	4/18/2007	<a href="#">D207141336</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	7/11/2006	<a href="#">D206212939</a>	0000000	0000000
KP DEVELOPMENT PARTNERS LP	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 <sup>+</sup>
2025	\$347,250	\$60,000	\$407,250	\$407,250
2024	\$347,250	\$60,000	\$407,250	\$407,250
2023	\$367,057	\$60,000	\$427,057	\$380,552
2022	\$285,956	\$60,000	\$345,956	\$345,956
2021	\$256,266	\$60,000	\$316,266	\$316,266
2020	\$230,536	\$60,000	\$290,536	\$290,536

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.