

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40905942

Address: 3027 OAK BRIAR LN

**City:** GRAND PRAIRIE **Georeference:** 24506-17-10

Subdivision: LYNN CREEK HILLS Neighborhood Code: 1M700A

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

## PROPERTY DATA

Legal Description: LYNN CREEK HILLS Block 17

Lot 10

**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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40905942

Latitude: 32.6319208553

**TAD Map:** 2132-348 **MAPSCO:** TAR-112K

Longitude: -97.0609415763

Site Name: LYNN CREEK HILLS-17-10 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,218
Percent Complete: 100%

**Land Sqft\*:** 7,691 **Land Acres\*:** 0.1765

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**GRAND PRAIRIE, TX 75054** 

Current Owner:

JOSHI HIREN

Primary Owner Address:

7227 NEBLINA DR

ORAND DRAID TO TAX 75054

Deed Date: 2/14/2007

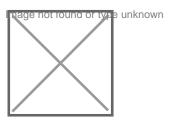
Deed Volume: 0000000

Instrument: D207069905

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HMS OF TEXAS INC	2/14/2007	D207069904	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	7/11/2006	D206212939	0000000	0000000
KP DEVELOPMENT PARTNERS LP	1/1/2005	00000000000000	0000000	0000000

08-12-2025 Page 1

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



**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	\$320,966	\$60,000	\$380,966	\$380,966
2024	\$320,966	\$60,000	\$380,966	\$380,966
2023	\$345,841	\$60,000	\$405,841	\$405,841
2022	\$261,465	\$60,000	\$321,465	\$321,465
2021	\$232,273	\$60,000	\$292,273	\$292,273
2020	\$232,273	\$60,000	\$292,273	\$292,273

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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.

08-12-2025 Page 2

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