



**Address:** [3023 OAK BRIAR LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 24506-17-11  
**Subdivision:** LYNN CREEK HILLS  
**Neighborhood Code:** 1M700A

**Latitude:** 32.6317911156  
**Longitude:** -97.0608231292  
**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 11

**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:** 40905950

**Site Name:** LYNN CREEK HILLS-17-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,209

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,664

**Land Acres<sup>\*</sup>:** 0.1759

**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:**

ARMENDARIZ JESUS  
ARMENDARIZ CARMEN

**Primary Owner Address:**

3023 OAK BRIAR LN  
GRAND PRAIRIE, TX 75052-0440

**Deed Date:** 4/27/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207150989](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS	4/26/2007	<a href="#">D207150988</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	\$243,274	\$60,000	\$303,274	\$303,274
2024	\$243,274	\$60,000	\$303,274	\$303,274
2023	\$295,838	\$60,000	\$355,838	\$320,126
2022	\$231,024	\$60,000	\$291,024	\$291,024
2021	\$207,302	\$60,000	\$267,302	\$267,302
2020	\$186,748	\$60,000	\$246,748	\$246,748

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.