



Address: [3007 OAK BRIAR LN](#)
City: GRAND PRAIRIE
Georeference: 24506-17-15
Subdivision: LYNN CREEK HILLS
Neighborhood Code: 1M700A

Latitude: 32.6312850572
Longitude: -97.0603068058
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 15

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40905993

Site Name: LYNN CREEK HILLS-17-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,996

Percent Complete: 100%

Land Sqft^{*}: 7,701

Land Acres^{*}: 0.1767

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:

MATTHEWS ALLYSON

Primary Owner Address:

3007 OAK BRIAR LN
GRAND PRAIRIE, TX 75052-0440

Deed Date: 11/21/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207419684](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS	11/20/2007	D207419683	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	10/11/2006	D206321628	0000000	0000000
KP DEVELOPMENT PARTNERS LP	1/1/2005	0000000000000000	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	\$347,946	\$60,000	\$407,946	\$407,946
2024	\$347,946	\$60,000	\$407,946	\$407,946
2023	\$367,782	\$60,000	\$427,782	\$381,176
2022	\$286,524	\$60,000	\$346,524	\$346,524
2021	\$256,771	\$60,000	\$316,771	\$316,771
2020	\$230,991	\$60,000	\$290,991	\$290,991

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.