



Address: [3003 OAK BRIAR LN](#)
City: GRAND PRAIRIE
Georeference: 24506-17-16
Subdivision: LYNN CREEK HILLS
Neighborhood Code: 1M700A

Latitude: 32.6311348787
Longitude: -97.0601979948
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 16

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

Notice Sent Date: 4/15/2025

Notice Value: \$425,046

Protest Deadline Date: 5/24/2024

Site Number: 40906000

Site Name: LYNN CREEK HILLS-17-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,180

Percent Complete: 100%

Land Sqft^{*}: 8,962

Land Acres^{*}: 0.2057

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:

NORASANE LLOYD
VONGKHAMDY SINUAN

Primary Owner Address:

3003 OAK BRIAR LN
GRAND PRAIRIE, TX 75052

Deed Date: 2/8/2017

Deed Volume:

Deed Page:

Instrument: [D217031316](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CESSNA DONNA M;CESSNA JOSEPH	8/17/2007	D207313501	0000000	0000000
LENNAR HOMES OF TEXAS	8/17/2007	D207313500	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	10/11/2006	D206321628	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 ⁺
2025	\$365,046	\$60,000	\$425,046	\$392,645
2024	\$365,046	\$60,000	\$425,046	\$356,950
2023	\$385,911	\$60,000	\$445,911	\$324,500
2022	\$235,000	\$60,000	\$295,000	\$295,000
2021	\$248,007	\$60,000	\$308,007	\$308,007
2020	\$241,968	\$60,000	\$301,968	\$301,968

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.