



Address: [3004 FAIRVIEW DR](#)
City: GRAND PRAIRIE
Georeference: 24506-19-1
Subdivision: LYNN CREEK HILLS
Neighborhood Code: 1M700A

Latitude: 32.6318047723
Longitude: -97.0588028468
TAD Map: 2132-348
MAPSCO: TAR-112L



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 19
Lot 1

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: 2008
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40906183
Site Name: LYNN CREEK HILLS-19-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,148
Percent Complete: 100%
Land Sqft^{*}: 11,547
Land Acres^{*}: 0.2650
Pool: Y

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
NAYLOR DELANO J
NAYLOR CLARA
Primary Owner Address:
3004 FAIRVIEW DR
GRAND PRAIRIE, TX 75052

Deed Date: 9/26/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208379906](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	9/10/2007	D207330492	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	\$488,709	\$60,000	\$548,709	\$548,709
2024	\$488,709	\$60,000	\$548,709	\$548,709
2023	\$472,528	\$60,000	\$532,528	\$505,672
2022	\$400,689	\$60,000	\$460,689	\$459,702
2021	\$360,480	\$60,000	\$420,480	\$417,911
2020	\$325,637	\$60,000	\$385,637	\$379,919

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.