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Address: [2824 KAITLIN WAY](#)
City: GRAND PRAIRIE
Georeference: 39607N-E-48
Subdivision: SOUTHGATE ADDITION PHASE II
Neighborhood Code: 1M700C

Latitude: 32.6263771748
Longitude: -97.0533983482
TAD Map: 2132-348
MAPSCO: TAR-112Q



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

PROPERTY DATA

Legal Description: SOUTHGATE ADDITION PHASE
II Block E Lot 48 50% UNDIVIDED INTEREST

Jurisdictions:
CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
Site Number: 40907546
Site Name: SOUTHGATE ADDITION PHASE II E 48 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++ : 2,785

State Code: A **Percent Complete:** 100%

Year Built: 2006 **Land Sqft** : 7,800

Personal Property Account: N/A **Land Acres** : 0.1790

Agent: None **Pool:** N

Notice Sent Date:

4/15/2025

Notice Value: \$214,810

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
BEVERLY LANDIS L
Primary Owner Address:
2824 KAITLIN WAY
GRAND PRAIRIE, TX 75052

Deed Date: 10/25/2019
Deed Volume:
Deed Page:
Instrument: [D219243984](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEVERLY ARCOLIA L; BEVERLY LANDIS L	10/24/2019	D219243984		
SMITH DANIELLE L	6/1/2007	D207199958	0000000	0000000
DR HORTON - TEXAS LTD	4/6/2006	D206174674	0000000	0000000
SOUTHGATE PHSE II DEV 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	\$184,810	\$30,000	\$214,810	\$214,810
2024	\$184,810	\$30,000	\$214,810	\$201,606
2023	\$189,608	\$30,000	\$219,608	\$183,278
2022	\$136,616	\$30,000	\$166,616	\$166,616
2021	\$122,071	\$30,000	\$152,071	\$152,071
2020	\$112,692	\$30,000	\$142,692	\$142,692

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.