



**Address:** [2704 EASTLAND DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213F-9-21  
**Subdivision:** LAKE PARKS WEST  
**Neighborhood Code:** 1M700I

**Latitude:** 32.6462960767  
**Longitude:** -97.0484895682  
**TAD Map:** 2138-356  
**MAPSCO:** TAR-112D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE PARKS WEST Block 9 Lot 21

**Jurisdictions:**  
CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A  
**Year Built:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41099753  
**Site Name:** LAKE PARKS WEST-9-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,049  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 19,128  
**Land Acres<sup>\*</sup>:** 0.4391  
**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:**  
PHAM TAN  
**Primary Owner Address:**  
8309 SNOW EGRET WAY  
FORT WORTH, TX 76118

**Deed Date:** 12/16/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220331885](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUYNH TOAN B	4/27/2007	<a href="#">D207151210</a>	0000000	0000000
FIRST TEXAS HOMES INC	8/25/2006	<a href="#">D206272114</a>	0000000	0000000
RVW SUNCHASE LP	1/1/2006	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 <sup>+</sup>
2025	\$365,000	\$70,000	\$435,000	\$435,000
2024	\$365,000	\$70,000	\$435,000	\$435,000
2023	\$378,266	\$70,000	\$448,266	\$448,266
2022	\$276,828	\$70,000	\$346,828	\$346,828
2021	\$196,228	\$70,000	\$266,228	\$266,228
2020	\$196,228	\$70,000	\$266,228	\$266,228

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

There are no exemptions for this property

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.