



**Address:** [2731 EASTLAND DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213F-9-27  
**Subdivision:** LAKE PARKS WEST  
**Neighborhood Code:** 1M700I

**Latitude:** 32.6457570028  
**Longitude:** -97.049901691  
**TAD Map:** 2138-356  
**MAPSCO:** TAR-112C



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 27

**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:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$547,331  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41099834  
**Site Name:** LAKE PARKS WEST-9-27  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,935  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,600  
**Land Acres<sup>\*</sup>:** 0.1515  
**Pool:** N

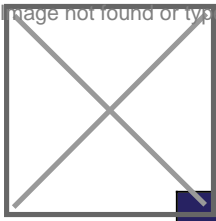
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
THE SANG NGUYEN FAMILY'S REVOCABLE LIVING TRUST  
**Primary Owner Address:**  
2731 EASTLAND DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 4/16/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224067102](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN SANG T	6/30/2008	<a href="#">D208263113</a>	0000000	0000000
FIRST TEXAS HOMES INC	2/5/2008	<a href="#">D208048105</a>	0000000	0000000
RVW SUNCHASE LP	1/1/2006	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 <sup>+</sup>
2025	\$477,331	\$70,000	\$547,331	\$547,331
2024	\$477,331	\$70,000	\$547,331	\$461,194
2023	\$475,961	\$70,000	\$545,961	\$419,267
2022	\$380,385	\$70,000	\$450,385	\$381,152
2021	\$322,109	\$70,000	\$392,109	\$346,502
2020	\$245,002	\$70,000	\$315,002	\$315,002

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.