



Address: [2315 SAN AUGUSTINE LN](#)
City: GRAND PRAIRIE
Georeference: 23213D-24-18
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.643976792
Longitude: -97.0380701702
TAD Map: 2138-352
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 EAST Block 24 Lot 18

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: 2010

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 41313216

Site Name: LAKE PARKS EAST-24-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,119

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

SANFORD JOAN E

SANFORD SAMUEL B

Primary Owner Address:

2315 SAN AUGUSTINE LN

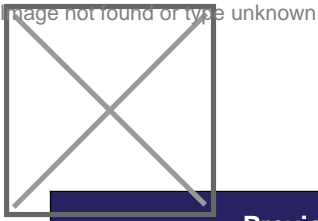
GRAND PRAIRIE, TX 75052-0750

Deed Date: 8/15/2018

Deed Volume:

Deed Page:

Instrument: [D218181924](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRIMAN WHITNEY	12/11/2011	D211298272	0000000	0000000
DUNKLE SCOTT;DUNKLE WHITNEY DUNKLE	9/22/2010	D210233978	0000000	0000000
BEAZER HOMES OF TEXAS LP	1/2/2007	D203157905	0000000	0000000
LAKE PARKS JOE POOLE COMM LTD	1/1/2007	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	\$244,538	\$65,000	\$309,538	\$309,538
2024	\$257,435	\$65,000	\$322,435	\$322,435
2023	\$308,075	\$65,000	\$373,075	\$308,550
2022	\$261,402	\$65,000	\$326,402	\$280,500
2021	\$190,000	\$65,000	\$255,000	\$255,000
2020	\$190,000	\$65,000	\$255,000	\$255,000

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.