



**Address:** [2303 SAN AUGUSTINE LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-24-21  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6434642481  
**Longitude:** -97.0380836014  
**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 21

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$529,832

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41313240

**Site Name:** LAKE PARKS EAST-24-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,451

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,590

**Land Acres<sup>\*</sup>:** 0.1971

**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:**

PHAN TU THANH

**Primary Owner Address:**

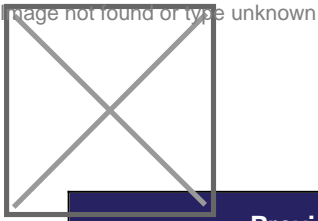
2303 SAN AUGUSTINE LN  
GRAND PRAIRIE, TX 75052-0750

**Deed Date:** 5/20/2014

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D214103761](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAISSI KARIM;KAISSI MEGAN	8/29/2012	<a href="#">D212213518</a>	0000000	0000000
RUEMENAPP DAVID H;RUEMENAPP LINDA	7/23/2009	<a href="#">D209199522</a>	0000000	0000000
BEAZER HOMES TEXAS LP	1/2/2007	<a href="#">D203157905</a>	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 <sup>+</sup>
2025	\$464,832	\$65,000	\$529,832	\$509,277
2024	\$464,832	\$65,000	\$529,832	\$462,979
2023	\$429,700	\$65,000	\$494,700	\$420,890
2022	\$387,391	\$65,000	\$452,391	\$382,627
2021	\$282,843	\$65,000	\$347,843	\$347,843
2020	\$284,150	\$65,000	\$349,150	\$349,150

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.