



**Address:** [2325 QUEENSTON DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 13543-1-1R  
**Subdivision:** FAIRWAY BEND ADDITION  
**Neighborhood Code:** 1X200D

**Latitude:** 32.7661846767  
**Longitude:** -97.037255007  
**TAD Map:** 2138-400  
**MAPSCO:** TAR-070V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FAIRWAY BEND ADDITION  
Block 1 Lot 1R

**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:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$385,000

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

**Site Number:** 41434625

**Site Name:** FAIRWAY BEND ADDITION-1-1R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,551

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,282

**Land Acres<sup>\*</sup>:** 0.2589

**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:**

LUGENBEEL SANDRA  
LUGENBEEL DAVID

**Primary Owner Address:**

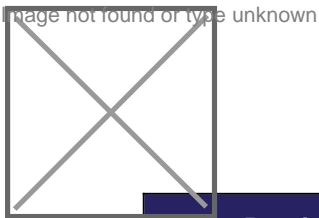
2325 QUEENSTON DR  
GRAND PRAIRIE, TX 75050

**Deed Date:** 4/28/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217094035](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANSTON PROPERTIES LLC	11/22/2016	<a href="#">D216285150</a>		
SULISTIJO SHANTI K ETAL	6/19/2013	<a href="#">D213171290</a>	0000000	0000000
LIM APRILIA;LIM JAHJA	1/1/2008	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	\$302,000	\$70,000	\$372,000	\$372,000
2024	\$315,000	\$70,000	\$385,000	\$371,751
2023	\$290,000	\$70,000	\$360,000	\$337,955
2022	\$270,000	\$70,000	\$340,000	\$307,232
2021	\$297,565	\$35,000	\$332,565	\$279,302
2020	\$218,911	\$35,000	\$253,911	\$253,911

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.