



**Address:** [1806 PALACE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 13543-1-9R  
**Subdivision:** FAIRWAY BEND ADDITION  
**Neighborhood Code:** 1X200D

**Latitude:** 32.766106867  
**Longitude:** -97.0355252327  
**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 9R  
**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:** 1995  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$415,438  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41434714  
**Site Name:** FAIRWAY BEND ADDITION-1-9R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,678  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,600  
**Land Acres<sup>\*</sup>:** 0.2203  
**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:**  
NIX MICHAEL  
NIX CLAUDIA  
**Primary Owner Address:**  
1806 PALACE DR  
GRAND PRAIRIE, TX 75050  
**Deed Date:** 5/12/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215105402](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOPALAN MANOJ;GOPALAN MARKEN	1/1/2008	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	\$345,438	\$70,000	\$415,438	\$415,438
2024	\$345,438	\$70,000	\$415,438	\$389,272
2023	\$324,211	\$70,000	\$394,211	\$353,884
2022	\$299,460	\$70,000	\$369,460	\$321,713
2021	\$309,216	\$35,000	\$344,216	\$292,466
2020	\$230,878	\$35,000	\$265,878	\$265,878

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.