



**Address:** [964 PREAKNESS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39744B-2-23  
**Subdivision:** SOUTHWEST VILLAGE  
**Neighborhood Code:** 1C041F

**Latitude:** 32.7284966367  
**Longitude:** -97.0489707105  
**TAD Map:** 2138-384  
**MAPSCO:** TAR-084L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHWEST VILLAGE Block 2  
Lot 23

**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:** 2013  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41530101  
**Site Name:** SOUTHWEST VILLAGE-2-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,950  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,466  
**Land Acres<sup>\*</sup>:** 0.1484  
**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:**  
NGUYEN LUAN THIEN  
**Primary Owner Address:**  
633 LAKETRAIL DR  
RICHARDSON, TX 75081

**Deed Date:** 8/19/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220206693](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DINH HUE NHU THI	8/17/2018	<a href="#">D218185352</a>		
FEARS GILBERT;FEARS K BEAUCHAMP	4/30/2013	<a href="#">D213113025</a>	0000000	0000000
GEHAN HOMES LTD	1/1/2010	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	\$333,661	\$64,660	\$398,321	\$398,321
2024	\$333,661	\$64,660	\$398,321	\$398,321
2023	\$318,783	\$50,000	\$368,783	\$368,783
2022	\$278,485	\$50,000	\$328,485	\$328,485
2021	\$178,000	\$50,000	\$228,000	\$228,000
2020	\$178,000	\$50,000	\$228,000	\$228,000

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

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.