



**Address:** [964 BRIDLE BIT DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39744B-5-10  
**Subdivision:** SOUTHWEST VILLAGE  
**Neighborhood Code:** 1C041F

**Latitude:** 32.7290409675  
**Longitude:** -97.0474603806  
**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 5  
Lot 10

**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:** 2012  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$383,451  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41530284  
**Site Name:** SOUTHWEST VILLAGE-5-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,935  
**Percent Complete:** 100%  
**Land Sqft\*:** 5,250  
**Land Acres\*:** 0.1205  
**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 CAU VAN  
**Primary Owner Address:**  
964 BRIDLE BIT DR  
GRAND PRAIRIE, TX 75051-8397

**Deed Date:** 5/11/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212116082](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$330,951	\$52,500	\$383,451	\$348,080
2024	\$330,951	\$52,500	\$383,451	\$316,436
2023	\$316,202	\$50,000	\$366,202	\$287,669
2022	\$240,000	\$50,000	\$290,000	\$261,517
2021	\$187,743	\$50,000	\$237,743	\$237,743
2020	\$188,594	\$50,000	\$238,594	\$238,594

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.