



# Tarrant Appraisal District Property Information | PDF Account Number: 42315954

## Address: 7503 LYNNWOOD DR

City: GRAND PRAIRIE Georeference: 23368-B-4 Subdivision: LAKEWAY ESTATES Neighborhood Code: 1M500E

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

## PROPERTY DATA

Legal Description: LAKEWAY ESTATES Block B Lot 4 Jurisdictions: CITY OF GRAND PRAIRIE (038) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 2018 Personal Property Account: N/A Agent: GOODRICH REALTY CONSULTING (00974) Notice Sent Date: 4/15/2025 Notice Value: \$544,721 Protest Deadline Date: 5/24/2024 Latitude: 32.5754755932 Longitude: -97.0461903856 TAD Map: 2138-328 MAPSCO: TAR-126R



Site Number: 800027383 Site Name: LAKEWAY ESTATES B 4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size\*\*\*: 3,317 Percent Complete: 100% Land Sqft\*: 10,319 Land Acres\*: 0.2369 Pool: N

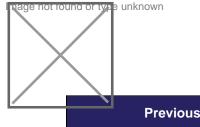
#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

Current Owner: CAVANAR OSCAR GOMEZ CAVANAR FATIMA CAROLINA

Primary Owner Address: 7503 LYNNWOOD DR GRAND PRAIRIE, TX 75054 Deed Date: 4/12/2024 Deed Volume: Deed Page: Instrument: D224065291



_	Previous Owners	Date	Instrument	Deed Volume	Deed Page
	CABRERA CARLOS;MARTIN CECIL	6/30/2023	D223128911		
	ROBLYER CODY;ROBYLER LINDSAY N	3/18/2019	D219053914		
	BLOOMFIELD HOMES LP	1/5/2018	D218007389		

## 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*
2025	\$464,721	\$80,000	\$544,721	\$544,721
2024	\$464,721	\$80,000	\$544,721	\$544,721
2023	\$492,532	\$80,000	\$572,532	\$453,750
2022	\$375,688	\$70,000	\$445,688	\$412,500
2021	\$305,000	\$70,000	\$375,000	\$375,000
2020	\$326,296	\$70,000	\$396,296	\$396,296

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.