

## LOCATION

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**Address:** [2413 KNIGHTSBRIDGE DR](#)

**City:** GRAND PRAIRIE

**Georeference:** 30350-5-28

**Subdivision:** NOTTINGHAM ESTATES ADDITION #6

**Neighborhood Code:** 1X200F

**Latitude:** 32.7783786448

**Longitude:** -97.0394525308

**TAD Map:** 2138-404

**MAPSCO:** TAR-070R



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** NOTTINGHAM ESTATES  
ADDITION #6 Block 5 Lot 28

**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:** 1977

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01978101

**Site Name:** NOTTINGHAM ESTATES ADDITION #6-5-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,357

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,800

**Land Acres<sup>\*</sup>:** 0.2479

**Pool:** Y

<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

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**Current Owner:**

MANELLARI ROMEO

**Primary Owner Address:**

12250 ABRAMS RD #1241  
DALLAS, TX 75243

**Deed Date:** 7/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223131304](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAKOWSKI KEVIN J;MAKOWSKI STEPHANIE A	10/27/2021	<a href="#">D221316178</a>		
MERRITT CHRIS;MERRITT DEBORAH	10/8/2020	<a href="#">D220259910</a>		
PYLES DONALD	2/15/2017	<a href="#">D217035801</a>		
BLANKENSHIP VALORIE	12/20/2013	<a href="#">D213321118</a>	0000000	0000000
SHIPMAN KEVIN M;SHIPMAN LAUREN	4/2/2010	<a href="#">D210081174</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	10/6/2009	<a href="#">D209271415</a>	0000000	0000000
STRICKLIN BARBARA A	11/19/1999	00146860000503	0014686	0000503
SALSBURY MONTI;SALSBURY STEVEN S	2/27/1990	00098690000472	0009869	0000472
FRANKS JOHN	12/31/1900	00075920000866	0007592	0000866
BEDARD FRED D	12/30/1900	00063820000920	0006382	0000920

## 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	\$0	\$0	\$0	\$0
2024	\$340,201	\$65,000	\$405,201	\$405,201
2023	\$326,030	\$65,000	\$391,030	\$391,030
2022	\$278,442	\$65,000	\$343,442	\$343,442
2021	\$243,844	\$65,000	\$308,844	\$308,844
2020	\$222,726	\$65,000	\$287,726	\$287,726

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.