

LOCATION

Address: [2456 RANCHVIEW DR](#)

City: GRAND PRAIRIE

Georeference: 7336-A-10

Subdivision: CIMMARON ESTATES ADDN-GRAND PR

Neighborhood Code: 1S030B

Latitude: 32.6867482134

Longitude: -97.0396358758

TAD Map: 2138-368

MAPSCO: TAR-098M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CIMMARON ESTATES ADDN-
GRAND PR Block A 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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07340834

Site Name: CIMMARON ESTATES ADDN-GRAND PR-A-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,155

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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 HAI-NAM

Primary Owner Address:

2456 RANCHVIEW DR
GRAND PRAIRIE, TX 75052

Deed Date: 12/7/2018

Deed Volume:

Deed Page:

Instrument: [D218272088](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY D LLC	9/12/2018	D218208626		
REYNA FRANCISCO J	6/20/2005	D205207839	0000000	0000000
PACK CHAN HOON	6/22/2001	00150080000312	0015008	0000312
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	3/1/2000	00145180000499	0014518	0000499
KARUFMAN & BROAD LONE STAR LP	1/14/2000	00141800000348	0014180	0000348
INTERIM FINANCIAL SERV INC	1/1/1999	00000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$270,904	\$59,400	\$330,304	\$330,304
2023	\$286,258	\$55,000	\$341,258	\$341,258
2022	\$235,534	\$55,000	\$290,534	\$290,534
2021	\$195,216	\$55,000	\$250,216	\$250,216
2020	\$176,421	\$55,000	\$231,421	\$231,421

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.