



## LOCATION

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**Address:** [2347 COMANCHE TR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213G-11-49  
**Subdivision:** LAKE PARKS ADDN  
**Neighborhood Code:** 1M700J

**Latitude:** 32.6400231044  
**Longitude:** -97.0403259329  
**TAD Map:** 2138-352  
**MAPSCO:** TAR-112H



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:** LAKE PARKS ADDN Block 11  
Lot 49

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40775445

**Site Name:** LAKE PARKS ADDN-11-49

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,109

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,268

**Land Acres<sup>\*</sup>:** 0.2816

**Pool:** N

<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:**

BOAG LORNA M  
ESPINOZA FRANK

**Primary Owner Address:**

2347 COMANCHE TR  
GRAND PRAIRIE, TX 75052-8596

**Deed Date:** 4/18/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214080834](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PELLETIER KELLY;PELLETIER SHAWN C	12/22/2005	<a href="#">D205387140</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	7/27/2005	<a href="#">D205224450</a>	0000000	0000000
TARO PROPERTIES TX I LP	1/1/2005	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$378,389	\$80,000	\$458,389	\$438,934
2023	\$380,187	\$80,000	\$460,187	\$399,031
2022	\$282,755	\$80,000	\$362,755	\$362,755
2021	\$265,301	\$80,000	\$345,301	\$345,301
2020	\$244,769	\$80,000	\$324,769	\$324,769

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.