



## LOCATION

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**Address:** [2304 COLLIN DR](#)

**City:** GRAND PRAIRIE

**Georeference:** 23213D-24-22

**Subdivision:** LAKE PARKS EAST

**Neighborhood Code:** 1M700K

**Latitude:** 32.643426779

**Longitude:** -97.038464893

**TAD Map:** 2138-352

**MAPSCO:** TAR-112D



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 EAST Block 24 Lot 22

**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:** 2009

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41313259

**Site Name:** LAKE PARKS EAST-24-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,030

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,939

**Land Acres<sup>\*</sup>:** 0.1822

**Pool:** N

+++ Rounded.

\* 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:**

OUDA'S REAL ESTATE LLC

**Primary Owner Address:**

623 WATERCHASE DR  
FORT WORTH, TX 76120

**Deed Date:** 7/31/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220192492](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A & N ASSET MANAGEMENT LLC	7/29/2019	<a href="#">D220029603</a>		
NAEEM MUHAMMAD	2/8/2017	<a href="#">D217034434</a>		
MATURE PROPERTIES LLC	9/6/2016	<a href="#">D216224265</a>		
LAKE PARKS HOA INC	12/3/2013	<a href="#">D213321395</a>	0000000	0000000
CURRY JULIUS M	4/14/2010	<a href="#">D210090974</a>	0000000	0000000
BEAZER HOMES TEXAS LP	1/2/2007	<a href="#">D203157905</a>	0000000	0000000
LAKE PARKS JOE POOLE COMM LTD	1/1/2007	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	\$335,000	\$65,000	\$400,000	\$400,000
2023	\$325,000	\$65,000	\$390,000	\$390,000
2022	\$407,507	\$65,000	\$472,507	\$472,507
2021	\$324,433	\$65,000	\$389,433	\$389,433
2020	\$325,924	\$65,000	\$390,924	\$390,924

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.