



## LOCATION

**Address:** [2348 SAN AUGUSTINE LN](#)

**City:** GRAND PRAIRIE

**Georeference:** 23213D-25-12

**Subdivision:** LAKE PARKS EAST

**Neighborhood Code:** 1M700K

**Latitude:** 32.6454532641

**Longitude:** -97.0374542115

**TAD Map:** 2138-356

**MAPSCO:** TAR-112D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE PARKS EAST Block 25 Lot  
12 SCHOOL BOUNDARY SPLIT

**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:** 2009

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41313488

**Site Name:** LAKE PARKS EAST-25-12-90

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 2,937

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,183

**Land Acres<sup>\*</sup>:** 0.3255

**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

**Current Owner:**

GARCES JORGE L

**Primary Owner Address:**

2348 SAN AUGUSTINE LN

GRAND PRAIRIE, TX 75052-0749

**Deed Date:** 10/12/2010

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D210252178](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES OF TEXAS LP	1/2/2007	<a href="#">D203157905</a>	00000000	00000000
LAKE PARKS JOE POOLE COMM LTD	1/1/2007	0000000000000000	00000000	00000000

## VALUES

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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	\$211,265	\$33,800	\$245,065	\$216,589
2023	\$210,083	\$33,800	\$243,883	\$196,899
2022	\$176,225	\$33,800	\$210,025	\$178,999
2021	\$128,926	\$33,800	\$162,726	\$162,726
2020	\$129,517	\$33,800	\$163,317	\$163,317

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

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- 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.