



## LOCATION

**Address:** [2372 SAN AUGUSTINE LN](#)

**City:** GRAND PRAIRIE

**Georeference:** 23213D-25-6

**Subdivision:** LAKE PARKS EAST

**Neighborhood Code:** 1M700K

**Latitude:** 32.6458964247

**Longitude:** -97.0386925279

**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 6

**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:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41528220

**Site Name:** LAKE PARKS EAST-25-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,236

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,664

**Land Acres<sup>\*</sup>:** 0.1759

**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:**

PHAM PHONG

PHAM NGAN NGUYEN

**Primary Owner Address:**

2372 SAN AUGUSTINE LN

GRAND PRAIRIE, TX 75052-0749

**Deed Date:** 5/18/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212126687](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES OF TEXAS LP	1/1/2010	0000000000000000	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	\$336,551	\$65,000	\$401,551	\$360,214
2023	\$334,660	\$65,000	\$399,660	\$327,467
2022	\$280,829	\$65,000	\$345,829	\$297,697
2021	\$205,634	\$65,000	\$270,634	\$270,634
2020	\$206,571	\$65,000	\$271,571	\$271,571

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.