

Account Number: 04427181



Address: 2405 CHANNING DR

City: GRAND PRAIRIE **Georeference:** 30593-J-19

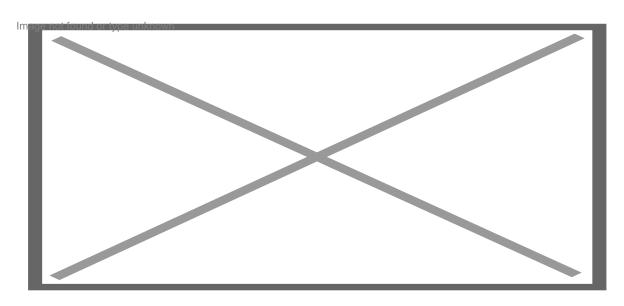
Subdivision: OAK HOLLOW (GRAND PRAIRIE)

Neighborhood Code: 1S040O

Latitude: 32.6675367172 Longitude: -97.0374977471 TAD Map: 2138-364

MAPSCO: TAR-098V





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

PROPERTY DATA

Legal Description: OAK HOLLOW (GRAND

PRAIRIE) Block J Lot 19

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: 1983

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 04427181

Site Name: OAK HOLLOW (GRAND PRAIRIE)-J-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,016
Percent Complete: 100%

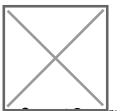
Land Sqft*: 6,523 **Land Acres***: 0.1497

Pool: N

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

03-28-2025 Page 1



Current Owner: BERNAL ALFREDO BERNAL NORA

Primary Owner Address: 2405 CHANNING DR

GRAND PRAIRIE, TX 75052-3919

Deed Date: 5/22/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D206155587

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	2/9/2006	D206064833	0000000	0000000
US BANK NA	1/3/2006	D206009203	0000000	0000000
BURNS KIMBERLY A;BURNS WM D LAIN	7/17/2004	D204241500	0000000	0000000
LAIN ZONA F EST	12/27/1995	00122250000693	0012225	0000693
BARNETT JERRY V;BARNETT KIMALA G	6/10/1993	00111000000023	0011100	0000023
MASHRUWALA SHRIKANT J;MASHRUWALA SUMAN	12/28/1983	00077010001653	0007701	0001653
I-20 GRAND PRAIRIE LTD	12/31/1900	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.

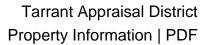
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$259,080	\$58,707	\$317,787	\$317,787
2023	\$282,226	\$45,000	\$327,226	\$327,226
2022	\$215,406	\$45,000	\$260,406	\$260,406
2021	\$207,774	\$45,000	\$252,774	\$252,774
2020	\$176,306	\$45,000	\$221,306	\$221,306

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

03-28-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.





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.

03-28-2025 Page 3