



**Address:** [2405 CHANNING DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 30593-J-19  
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)  
**Neighborhood Code:** 1S0400

**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

**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<sup>+++</sup>:** 2,016

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,523

**Land Acres<sup>\*</sup>:** 0.1497

**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:**

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	<a href="#">D206064833</a>	0000000	0000000
US BANK NA	1/3/2006	<a href="#">D206009203</a>	0000000	0000000
BURNS KIMBERLY A;BURNS WM D LAIN	7/17/2004	<a href="#">D204241500</a>	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 <sup>+</sup>
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.

+ 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.