



Address: [5436 CHILDRESS DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-13-66
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6420633649
Longitude: -97.0439977286
TAD Map: 2138-352
MAPSCO: TAR-112H



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

PROPERTY DATA

Legal Description: LAKE PARKS EAST Block 13 Lot 66

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40395162

Site Name: LAKE PARKS EAST-13-66

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,150

Percent Complete: 100%

Land Sqft*: 9,200

Land Acres*: 0.2112

Pool: N

+++ Rounded.

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

OWNER INFORMATION



Current Owner:

VU NHAN

Primary Owner Address:

5436 CHILDRESS DR
GRAND PRAIRIE, TX 75052

Deed Date: 6/23/2023

Deed Volume:

Deed Page:

Instrument: [D223110872](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUYNH MANH;TON THANH	11/29/2015	D215281637		
CAI LOI;LE HIEP Q	7/24/2015	D215164923		
DAO CHANH T	4/10/2009	D209106964	0000000	0000000
GARWACKI ROBERT D;GARWACKI SHARON	1/25/2005	D205037752	0000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	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	\$326,348	\$81,250	\$407,598	\$407,598
2023	\$324,621	\$81,250	\$405,871	\$342,366
2022	\$273,357	\$81,250	\$354,607	\$311,242
2021	\$201,697	\$81,250	\$282,947	\$282,947
2020	\$202,647	\$81,250	\$283,897	\$283,897

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.