

# Tarrant Appraisal District Property Information | PDF Account Number: 40395162

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

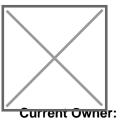
Year Built: 2004 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40395162 Site Name: LAKE PARKS EAST-13-66 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,150 Percent Complete: 100% Land Sqft\*: 9,200 Land Acres\*: 0.2112 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**





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	000000	0000000
GARWACKI ROBERT D;GARWACKI SHARON	1/25/2005	D205037752	000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	000000000000000000000000000000000000000	000000	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.