

Account Number: 40395200

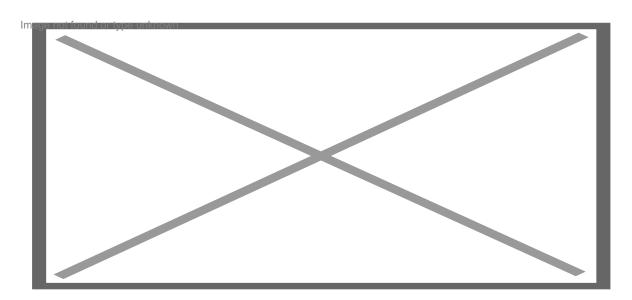
Address: 5452 CHILDRESS DR

City: GRAND PRAIRIE

Georeference: 23213D-13-70 Subdivision: LAKE PARKS EAST Neighborhood Code: 1M700K **Latitude:** 32.6417322566 **Longitude:** -97.0448581912

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

70

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

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 40395200

Site Name: LAKE PARKS EAST-13-70 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,647
Percent Complete: 100%

Land Sqft*: 8,233 Land Acres*: 0.1890

Pool: N

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

OWNER INFORMATION

03-17-2025 Page 1



Current Owner: LUTSCH CALEB

Primary Owner Address: 5452 CHILDRESS DR

GRAND PRAIRIE, TX 75052-8572

Deed Date: 4/14/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D206116224

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRENNAN JOHN SCOTT	9/20/2004	D204299157	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	\$483,423	\$81,250	\$564,673	\$501,531
2023	\$431,371	\$81,250	\$512,621	\$455,937
2022	\$371,804	\$81,250	\$453,054	\$414,488
2021	\$295,557	\$81,250	\$376,807	\$376,807
2020	\$296,948	\$81,250	\$378,198	\$378,198

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

EXEMPTIONS / SPECIAL APPRAISAL

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.

03-17-2025 Page 2

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