



**Address:** [5452 BRAZORIA DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-15-3  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.642648599  
**Longitude:** -97.0450180562  
**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 15 Lot 3

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40395235

**Site Name:** LAKE PARKS EAST-15-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,253

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,060

**Land Acres<sup>\*</sup>:** 0.1850

**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:**

NGUYEN TAM  
NGUYEN VAN

**Primary Owner Address:**

5452 BRAZORIA DR  
GRAND PRAIRIE, TX 75052-8570

**Deed Date:** 6/3/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211136034](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RERKO IVY L;RERKO RICHARD M	5/8/2009	<a href="#">D209133194</a>	0000000	0000000
INDYMAC FEDERAL BANK	2/3/2009	<a href="#">D209033810</a>	0000000	0000000
CAUDILLO J;CAUDILLO PRIMETIVO	3/3/2006	<a href="#">D206071112</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$332,924	\$65,000	\$397,924	\$359,976
2023	\$331,147	\$65,000	\$396,147	\$327,251
2022	\$278,725	\$65,000	\$343,725	\$297,501
2021	\$205,455	\$65,000	\$270,455	\$270,455
2020	\$206,417	\$65,000	\$271,417	\$271,417

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

- 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.