

Tarrant Appraisal District

Property Information | PDF

Account Number: 40395235

Address: 5452 BRAZORIA DR

City: GRAND PRAIRIE

Georeference: 23213D-15-3

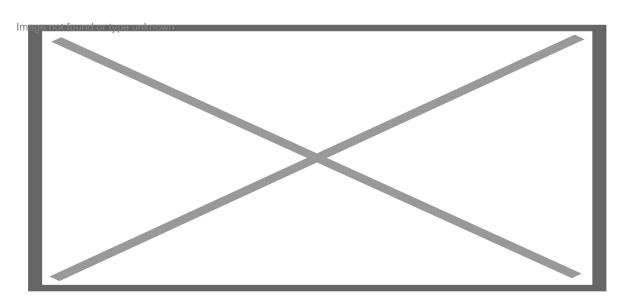
Subdivision: LAKE PARKS EAST

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+++: 2,253
Percent Complete: 100%

Land Sqft*: 8,060 Land Acres*: 0.1850

Pool: N

+++ Rounded.

OWNER INFORMATION

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



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	D209133194	0000000	0000000
INDYMAC FEDERAL BANK	2/3/2009	D209033810	0000000	0000000
CAUDILLO J;CAUDILLO PRIMETIVO	3/3/2006	D206071112	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	\$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.

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.

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