

Account Number: 40395391

LOCATION

Address: 5411 CHILDRESS DR

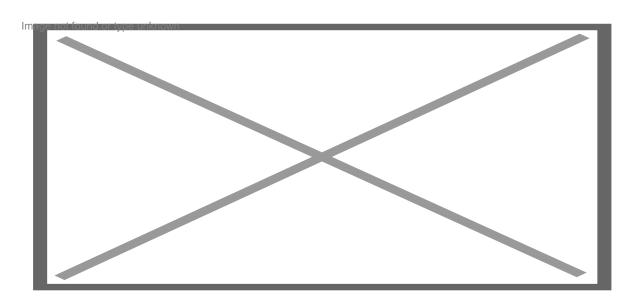
City: GRAND PRAIRIE

Georeference: 23213D-15-18
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

**Latitude:** 32.6429517592 **Longitude:** -97.0429010801

**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

18

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

+++ Rounded.

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

Site Number: 40395391

Site Name: LAKE PARKS EAST-15-18 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,206
Percent Complete: 100%

Land Sqft\*: 7,500 Land Acres\*: 0.1721

Pool: N

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

## **OWNER INFORMATION**

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MELTON RAY MELTON EHILA

**Primary Owner Address:** 5411 CHILDRESS DR

GRAND PRAIRIE, TX 75052-8571

Deed Date: 1/31/2006 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D206042953

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$330,949	\$65,000	\$395,949	\$358,634
2023	\$329,188	\$65,000	\$394,188	\$326,031
2022	\$277,162	\$65,000	\$342,162	\$296,392
2021	\$204,447	\$65,000	\$269,447	\$269,447
2020	\$205,405	\$65,000	\$270,405	\$270,405

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