Property Information | PDF

Account Number: 40395413

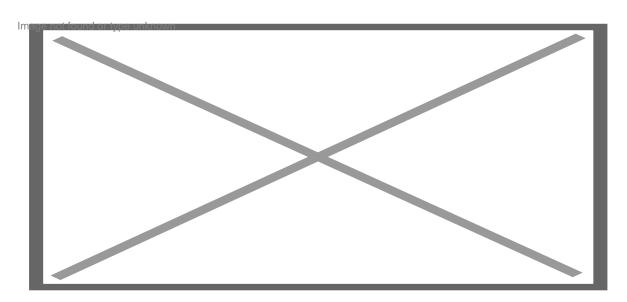
Address: 5419 CHILDRESS DR

City: GRAND PRAIRIE

Georeference: 23213D-15-20 Subdivision: LAKE PARKS EAST Neighborhood Code: 1M700K **Latitude:** 32.6428242884 **Longitude:** -97.0432606516

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

20

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: 2006

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

Site Number: 40395413

Site Name: LAKE PARKS EAST-15-20 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,765
Percent Complete: 100%

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

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.



REAMES CAROL

Primary Owner Address: 5419 CHILDRESS DR GRAND PRAIRIE, TX 75052

Deed Date: 4/9/2018
Deed Volume:
Deed Page:

Instrument: D218083281

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------|-------------|-----------|
| TUTT-ALEXANDER JOANN | 1/28/2016 | D216051379 | | |
| DEUTSCHE BANK NATL TRUST CO TR | 11/3/2015 | D215264631 | | |
| PEARSON MAUREEN | 11/29/2006 | D206376197 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$332,040 | \$65,000 | \$397,040 | \$392,645 |
| 2023 | \$373,218 | \$65,000 | \$438,218 | \$356,950 |
| 2022 | \$317,817 | \$65,000 | \$382,817 | \$324,500 |
| 2021 | \$230,000 | \$65,000 | \$295,000 | \$295,000 |
| 2020 | \$230,000 | \$65,000 | \$295,000 | \$295,000 |

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.