



Address: [5427 CHILDRESS DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-15-22
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6426968164
Longitude: -97.0436202246
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 22

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: 40395448

Site Name: LAKE PARKS EAST-15-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,570

Percent Complete: 100%

Land Sqft*: 7,500

Land Acres*: 0.1721

Pool: N

+++ Rounded.

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

OWNER INFORMATION



Current Owner:

LIU TSUNG TING TIM
THI NGUYEN HA NGAN

Primary Owner Address:

5427 CHILDRESS DR
GRAND PRAIRIE, TX 75052

Deed Date: 4/28/2022

Deed Volume:

Deed Page:

Instrument: [D222111910](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANT MARC;GRANT ORRIKA	4/13/2007	D207167599	0000000	0000000
PORTER ORRIKA	10/26/2005	D205353575	0000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	000000000000000	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	\$356,684	\$65,000	\$421,684	\$421,684
2023	\$354,739	\$65,000	\$419,739	\$419,739
2022	\$297,907	\$65,000	\$362,907	\$311,828
2021	\$218,480	\$65,000	\$283,480	\$283,480
2020	\$219,502	\$65,000	\$284,502	\$284,502

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

There are no exemptions for this property

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.