

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40395448

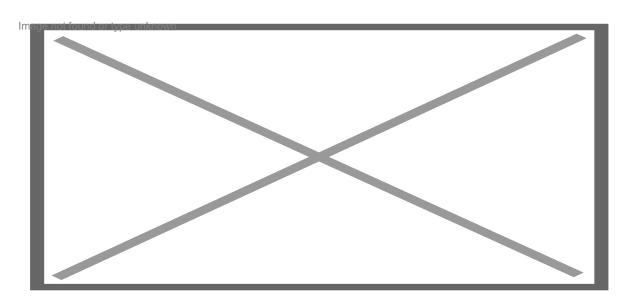
Address: 5427 CHILDRESS DR

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

+++ Rounded.

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

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

## **OWNER INFORMATION**

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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	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	\$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.

## **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.

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