



Address: [5435 CHILDRESS DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-15-24
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6425636045
Longitude: -97.0439856128
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 24

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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40395464

Site Name: LAKE PARKS EAST-15-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,116

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

NGUYEN TRINH
NGUYEN BICH HA

Primary Owner Address:

5435 CHILDRESS DR
GRAND PRAIRIE, TX 75052-8571

Deed Date: 4/17/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214089692](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHARP MARTY	1/14/2005	D205020983	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	\$295,000	\$65,000	\$360,000	\$353,411
2023	\$322,662	\$65,000	\$387,662	\$321,283
2022	\$271,725	\$65,000	\$336,725	\$292,075
2021	\$200,523	\$65,000	\$265,523	\$265,523
2020	\$201,467	\$65,000	\$266,467	\$266,467

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

- 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.