

Account Number: 40395472

Address: 5439 CHILDRESS DR

City: GRAND PRAIRIE

Georeference: 23213D-15-25 Subdivision: LAKE PARKS EAST Neighborhood Code: 1M700K Latitude: 32.6425205269 Longitude: -97.044185728 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

25

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: 40395472

Site Name: LAKE PARKS EAST-15-25 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,614
Percent Complete: 100%

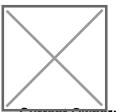
Land Sqft*: 7,754 Land Acres*: 0.1780

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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Current Owner:
NGUYEN TRINH TIEN
Primary Owner Address:
5439 CHILDRESS DR
GRAND PRAIRIE, TX 75052

Deed Date: 10/12/2021

Deed Volume: Deed Page:

Instrument: D221300094

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROGERS CHERYL JAN	12/31/2010	D211004197	0000000	0000000
ZIMMERMAN DIANA;ZIMMERMAN TERRY L	11/11/2005	D205353973	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	\$340,000	\$65,000	\$405,000	\$405,000
2023	\$359,467	\$65,000	\$424,467	\$424,467
2022	\$301,776	\$65,000	\$366,776	\$366,776
2021	\$221,153	\$65,000	\$286,153	\$286,153
2020	\$222,188	\$65,000	\$287,188	\$287,188

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