



**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

**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<sup>+++</sup>:** 2,614

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,754

**Land Acres<sup>\*</sup>:** 0.1780

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**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	<a href="#">D211004197</a>	0000000	0000000
ZIMMERMAN DIANA;ZIMMERMAN TERRY L	11/11/2005	<a href="#">D205353973</a>	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 <sup>+</sup>
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.

+ 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.