



Address: [5455 CHILDRESS DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-15-29
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6422847254
Longitude: -97.0449336366
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 29

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: 40395510

Site Name: LAKE PARKS EAST-15-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,236

Percent Complete: 100%

Land Sqft^{*}: 8,001

Land Acres^{*}: 0.1836

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 THI
Primary Owner Address:
5455 CHILDRESS DR
GRAND PRAIRIE, TX 75052

Deed Date: 3/5/2024
Deed Volume:
Deed Page:
Instrument: [D224040350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN JOHNNY T	11/17/2021	D221336293		
NICKS CHRISTINE;NICKS MARK S	7/17/2008	D208291954	0000000	0000000
SMITH TOD D	8/31/2005	D205285514	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	\$328,801	\$65,000	\$393,801	\$393,801
2023	\$327,013	\$65,000	\$392,013	\$392,013
2022	\$274,710	\$65,000	\$339,710	\$339,710
2021	\$201,612	\$65,000	\$266,612	\$266,612
2020	\$202,556	\$65,000	\$267,556	\$267,556

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.