



**Address:** [5440 LAVACA RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-16-4  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6434208438  
**Longitude:** -97.0455074617  
**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 16 Lot 4

**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:** 40395561

**Site Name:** LAKE PARKS EAST-16-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,144

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,100

**Land Acres<sup>\*</sup>:** 0.1859

**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:**

ANDRZEJCZYK THOMAS

**Primary Owner Address:**

5440 LAVACA RD  
GRAND PRAIRIE, TX 75052-8576

**Deed Date:** 2/27/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206069974](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGILL JUDITH	6/3/2005	<a href="#">D205166100</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*
2025	\$0	\$0	\$0	\$0
2024	\$327,574	\$65,000	\$392,574	\$355,974
2023	\$325,833	\$65,000	\$390,833	\$323,613
2022	\$274,374	\$65,000	\$339,374	\$294,194
2021	\$202,449	\$65,000	\$267,449	\$267,449
2020	\$203,397	\$65,000	\$268,397	\$268,397

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.