



Address: [5431 BRAZORIA DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-16-14
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6433282495
Longitude: -97.0443991303
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 14

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 40395685

Site Name: LAKE PARKS EAST-16-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,668

Percent Complete: 100%

Land Sqft*: 11,079

Land Acres*: 0.2543

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:

VU JOHN S

Primary Owner Address:

5431 BRAZORIA DR
GRAND PRAIRIE, TX 75052

Deed Date: 7/8/2016

Deed Volume:

Deed Page:

Instrument: [D216158066](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLAN CHRIS T;ALLAN CHRISTY	7/7/2011	D211168707	0000000	0000000
5431 BRAZORIA DR INTERVIVOS TR	3/12/2008	D208119236	0000000	0000000
MILLER STEPHANIE ANN	5/8/2007	D207169601	0000000	0000000
MILLER KEVIN;MILLER STEPHANIE	2/28/2005	D205067978	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	\$318,725	\$65,000	\$383,725	\$372,853
2023	\$357,186	\$65,000	\$422,186	\$338,957
2022	\$304,059	\$65,000	\$369,059	\$308,143
2021	\$215,130	\$65,000	\$280,130	\$280,130
2020	\$215,130	\$65,000	\$280,130	\$280,130

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.