

Address: 5439 BRAZORIA DR

City: GRAND PRAIRIE

Georeference: 23213D-16-16 Subdivision: LAKE PARKS EAST Neighborhood Code: 1M700K **Latitude:** 32.6432789443 **Longitude:** -97.0448319992

**TAD Map:** 2138-352 **MAPSCO:** TAR-112H



Account Number: 40395707



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: LAKE PARKS EAST Block 16 Lot

16

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

**Site Number:** 40395707

Site Name: LAKE PARKS EAST-16-16 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,862 Percent Complete: 100%

Land Sqft\*: 10,030 Land Acres\*: 0.2302

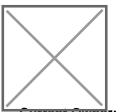
Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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



Current Owner:

**NGUYEN NGOC HUYEN Primary Owner Address:** 

5439 BRAZORIA DR

**GRAND PRAIRIE, TX 75052** 

**Deed Date: 5/8/2013** Deed Volume: 0000000 **Deed Page: 0000000** Instrument: D213120748

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHONG CATHY VU	6/2/2005	D205169722	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	\$344,523	\$65,000	\$409,523	\$367,840
2023	\$365,609	\$65,000	\$430,609	\$334,400
2022	\$313,596	\$65,000	\$378,596	\$304,000
2021	\$241,403	\$65,000	\$306,403	\$276,364
2020	\$242,000	\$65,000	\$307,000	\$251,240

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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