



Address: [2440 BLANCO DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-19-2
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6440939676
Longitude: -97.0426348076
TAD Map: 2138-352
MAPSCO: TAR-112D



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

PROPERTY DATA

Legal Description: LAKE PARKS EAST Block 19 Lot 2

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: 2007

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/15/2025

Site Number: 40396088

Site Name: LAKE PARKS EAST-19-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,086

Percent Complete: 100%

Land Sqft*: 8,905

Land Acres*: 0.2044

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:

CHEN YU-WEN W

Primary Owner Address:

2440 BLANCO DR
GRAND PRAIRIE, TX 75052-8573

Deed Date: 12/26/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208000541](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|----------|----------------|-------------|-----------|
| 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 | \$366,422 | \$65,000 | \$431,422 | \$382,580 |
| 2023 | \$385,000 | \$65,000 | \$450,000 | \$347,800 |
| 2022 | \$251,182 | \$65,000 | \$316,182 | \$316,182 |
| 2021 | \$251,182 | \$65,000 | \$316,182 | \$316,182 |
| 2020 | \$255,735 | \$65,000 | \$320,735 | \$320,735 |

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.