



**Address:** [2448 BLANCO DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-19-4  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6443758594  
**Longitude:** -97.0429024771  
**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 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:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40396118

**Site Name:** LAKE PARKS EAST-19-4

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

**Parcels:** 1

**Approximate Size+++:** 2,777

**Percent Complete:** 100%

**Land Sqft\*:** 8,831

**Land Acres\*:** 0.2027

**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:**

MORTIS DERRICK A  
MORTIS SHERRON

**Primary Owner Address:**

2448 BLANCO DR  
GRAND PRAIRIE, TX 75052-8573

**Deed Date:** 10/29/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209288926](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUND FOR BUILDERS LP	12/24/2005	<a href="#">D206023995</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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$383,318	\$65,000	\$448,318	\$400,829
2023	\$381,270	\$65,000	\$446,270	\$364,390
2022	\$320,746	\$65,000	\$385,746	\$331,264
2021	\$236,149	\$65,000	\$301,149	\$301,149
2020	\$237,260	\$65,000	\$302,260	\$302,260

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)
- DISABLED VET 70 to 99 PCT 11.22

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.