

# Tarrant Appraisal District Property Information | PDF Account Number: 40469239

### Address: <u>5852 IVY GLEN DR</u>

City: GRAND PRAIRIE Georeference: 45976B-A-7 Subdivision: WEST SHORE AT JOE POOL LAKE Neighborhood Code: 1M700E Latitude: 32.6239039732 Longitude: -97.0565783599 TAD Map: 2132-348 MAPSCO: TAR-112Q





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

### **PROPERTY DATA**

Legal Description: WEST SHORE AT JOE POOL LAKE Block A Lot 7

#### Jurisdictions:

CITY OF GRAND PRAIRIE (038) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

State Code: A

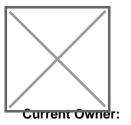
Year Built: 2005 Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 40469239 Site Name: WEST SHORE AT JOE POOL LAKE-A-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,030 Percent Complete: 100% Land Sqft\*: 7,239 Land Acres\*: 0.1661 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



PHAN MINH MELANIE

Primary Owner Address: 3240 KOSCHER DR CEDAR HILL, TX 75104 Deed Date: 1/3/2020 Deed Volume: Deed Page: Instrument: D220005564

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN HIEN BA;PHAN MINH M	5/20/2013	D213132329	000000	0000000
BROWN COMMESCHELA L	6/10/2005	D205170100	000000	0000000
D R HORTON TEXAS LTD	11/4/2004	D204346832	000000	0000000
WESTSHORE JOINT VENTURE LAND	1/1/2004	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$271,154	\$60,000	\$331,154	\$331,154
2023	\$292,668	\$60,000	\$352,668	\$302,500
2022	\$280,000	\$60,000	\$340,000	\$275,000
2021	\$190,000	\$60,000	\$250,000	\$250,000
2020	\$190,000	\$60,000	\$250,000	\$245,930

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.