



Address: [5852 IVY GLEN DR](#)
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



Current Owner:
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	0000000	0000000
BROWN COMMESCHELA L	6/10/2005	D205170100	0000000	0000000
D R HORTON TEXAS LTD	11/4/2004	D204346832	0000000	0000000
WESTSHORE JOINT VENTURE LAND	1/1/2004	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	\$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.