



Address: [5531 LAVACA RD](#)
City: GRAND PRAIRIE
Georeference: 23213G-10-8
Subdivision: LAKE PARKS ADDN
Neighborhood Code: 1M700J

Latitude: 32.642051846
Longitude: -97.0476356641
TAD Map: 2138-352
MAPSCO: TAR-112H



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

PROPERTY DATA

Legal Description: LAKE PARKS ADDN Block 10
Lot 8

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: 40530361

Site Name: LAKE PARKS ADDN-10-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,773

Percent Complete: 100%

Land Sqft^{*}: 10,634

Land Acres^{*}: 0.2441

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:

NGUYEN SCOTT
NGUYEN THANHTHUY

Primary Owner Address:

5531 LAVACA RD
GRAND PRAIRIE, TX 75052-8565

Deed Date: 10/29/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204340892](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY/MONTEREY HOMES LP	7/16/2004	D204227474	0000000	0000000
TARO PROPERTIES TX I LP	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	\$443,007	\$80,000	\$523,007	\$439,230
2023	\$445,120	\$80,000	\$525,120	\$399,300
2022	\$329,245	\$80,000	\$409,245	\$363,000
2021	\$250,000	\$80,000	\$330,000	\$330,000
2020	\$250,000	\$80,000	\$330,000	\$330,000

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.