



**Address:** [1034 MANNING ST](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 31600-F-14  
**Subdivision:** PARK HEIGHTS ADDITION  
**Neighborhood Code:** 1C041G

**Latitude:** 32.7277322595  
**Longitude:** -97.0366576282  
**TAD Map:** 2138-384  
**MAPSCO:** TAR-084R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARK HEIGHTS ADDITION  
Block F Lot 14

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$362,783

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02125560

**Site Name:** PARK HEIGHTS ADDITION-F-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,876

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NGUYEN KAITLYN HANG  
NGUYEN QUOC PHONG

**Primary Owner Address:**

1034 MANNING ST  
GRAND PRAIRIE, TX 75051

**Deed Date:** 7/23/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220303992](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERDA PEDRO ABEL	3/25/2020	<a href="#">D220071452</a>		
DOLPHIN CUSTOM HOMES INC	3/6/2020	<a href="#">D220054981</a>		
CUBAS-ROJAS CELMIRA L;VAZQUEZ CHAVEZ MARTIN	5/13/2019	<a href="#">D219102178</a>		
BEADR EDWARD	12/29/1999	00141900000112	0014190	0000112
SMITH HARRY JR	12/31/1900	0000000000000000	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	\$302,783	\$60,000	\$362,783	\$362,783
2024	\$302,783	\$60,000	\$362,783	\$337,924
2023	\$337,599	\$50,000	\$387,599	\$307,204
2022	\$267,311	\$30,000	\$297,311	\$279,276
2021	\$223,887	\$30,000	\$253,887	\$253,887
2020	\$0	\$30,000	\$30,000	\$30,000

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.