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Address: [2526 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-F-18
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6685338957
Longitude: -97.0425613915
TAD Map: 2138-364
MAPSCO: TAR-098V



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

PROPERTY DATA

Legal Description: OAK HOLLOW (GRAND PRAIRIE) Block F Lot 18

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: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04426568

Site Name: OAK HOLLOW (GRAND PRAIRIE)-F-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,550

Percent Complete: 100%

Land Sqft^{*}: 6,667

Land Acres^{*}: 0.1530

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:

ANGEL DANIEL DEL

Primary Owner Address:

2526 CHANNING DR
GRAND PRAIRIE, TX 75052-3922

Deed Date: 1/22/2018

Deed Volume:

Deed Page:

Instrument: [D218016865](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEDLOW TERESA KENNEY;WEDLOW TONY	7/14/2003	D203294020	0017051	0000190
ATKINSON GARY L;ATKINSON SANDRA	7/28/1989	00096670000508	0009667	0000508
BROWN REALTY CO	4/26/1985	00081630002052	0008163	0002052
DAVIDSON BUILDERS INC	12/31/1900	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	\$169,997	\$60,003	\$230,000	\$230,000
2024	\$169,997	\$60,003	\$230,000	\$230,000
2023	\$215,618	\$45,000	\$260,618	\$239,907
2022	\$175,900	\$45,000	\$220,900	\$218,097
2021	\$159,125	\$45,000	\$204,125	\$198,270
2020	\$135,245	\$45,000	\$180,245	\$180,245

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.