



Address: [2474 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-G-37
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6684564769
Longitude: -97.0408276969
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 G Lot 37

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: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$282,377

Protest Deadline Date: 5/24/2024

Site Number: 04426789

Site Name: OAK HOLLOW (GRAND PRAIRIE)-G-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,588

Percent Complete: 100%

Land Sqft^{*}: 8,870

Land Acres^{*}: 0.2036

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:

CUEVAS ESAU R
ESPINOZA ROXANA

Primary Owner Address:

2474 CHANNING DR
GRAND PRAIRIE, TX 75052

Deed Date: 6/7/2019

Deed Volume:

Deed Page:

Instrument: [D219123524](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER CHARLES;MILLER DEBORAH	5/4/2004	D204136293	0000000	0000000
SEC OF HUD	12/3/2003	D204062914	0000000	0000000
BANK OF AMERICA NA	12/2/2003	D203453134	0000000	0000000
SEC OF HUD	1/2/2003	D203453134	0000000	0000000
EUCEDA TEOFILO	3/30/2001	00148090000117	0014809	0000117
OKOLO COMFORT	8/19/1994	00117020002301	0011702	0002301
SEC OF HUD	4/29/1994	00115630001392	0011563	0001392
COLONIAL SAVINGS	4/5/1994	00115350002182	0011535	0002182
ACEVEDO REDOLFO;ACEVEDO TERESA	12/7/1992	00108890000225	0010889	0000225
HARRIS CHRISTOPHER;HARRIS JANET	7/27/1983	00075680000312	0007568	0000312
I-20 GRAND PRAIRIE LTD	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	\$202,547	\$79,830	\$282,377	\$282,377
2024	\$202,547	\$79,830	\$282,377	\$268,128
2023	\$220,573	\$45,000	\$265,573	\$243,753
2022	\$179,838	\$45,000	\$224,838	\$221,594
2021	\$162,627	\$45,000	\$207,627	\$201,449
2020	\$138,135	\$45,000	\$183,135	\$183,135

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

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- 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.