



**Address:** [2529 CHANNING DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 30593-I-3  
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)  
**Neighborhood Code:** 1S0400

**Latitude:** 32.6679760026  
**Longitude:** -97.042879376  
**TAD Map:** 2138-364  
**MAPSCO:** TAR-098V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK HOLLOW (GRAND PRAIRIE) Block I Lot 3

**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:** \$321,555

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

**Site Number:** 04426827

**Site Name:** OAK HOLLOW (GRAND PRAIRIE)-I-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,982

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,155

**Land Acres<sup>\*</sup>:** 0.1642

**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:**

LINICOMN MARY LOUISE

**Primary Owner Address:**

2529 CHANNING DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 2/12/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216038533](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINICOMN JAMES Z;LINICOMN MARY L	8/12/1999	00139730000225	0013973	0000225
ANGELASTRO CYNTHIA J;ANGELASTRO JOSEPH	7/18/1996	00124480001930	0012448	0001930
POULIN MILDRED A	3/1/1989	00095680001612	0009568	0001612
POULIN MILDRED A	11/16/1987	00091280002366	0009128	0002366
STANDARD PACIFIC LP	12/31/1986	00087930002190	0008793	0002190
STANDARD PACIFIC OF TEXAS	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 <sup>+</sup>
2025	\$257,160	\$64,395	\$321,555	\$321,555
2024	\$257,160	\$64,395	\$321,555	\$313,091
2023	\$280,127	\$45,000	\$325,127	\$284,628
2022	\$213,753	\$45,000	\$258,753	\$258,753
2021	\$206,255	\$45,000	\$251,255	\$242,035
2020	\$175,032	\$45,000	\$220,032	\$220,032

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.