



Address: [2521 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-I-5
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.668092915
Longitude: -97.042477235
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 5

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: 04426835

Site Name: OAK HOLLOW (GRAND PRAIRIE)-I-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,972

Percent Complete: 100%

Land Sqft^{*}: 7,018

Land Acres^{*}: 0.1611

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:

RAMIREZ ELIS

Primary Owner Address:

2521 CHANNING DR
GRAND PRAIRIE, TX 75052

Deed Date: 5/17/2023

Deed Volume:

Deed Page:

Instrument: [D223090490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUARDADO ELIS C;GUARDADO JOSE A	3/15/2005	D205098339	0000000	0000000
GUARDADO JOSE A	3/14/2005	D205071504	0000000	0000022
SECRETARY OF HUD	8/24/2004	D204276969	0000000	0000000
NGUYEN DANH V	6/23/1999	00138860000259	0013886	0000259
PENSON NANETTE;PENSON RODRICK	6/15/1994	00116290001965	0011629	0001965
HARDWICK CHERYL;HARDWICK VICTOR	12/17/1992	00108920001765	0010892	0001765
PURYEAR CORTEZ JR;PURYEAR MAGALY	9/7/1988	00093880000852	0009388	0000852
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 ⁺
2025	\$254,297	\$63,162	\$317,459	\$317,459
2024	\$254,297	\$63,162	\$317,459	\$317,459
2023	\$277,039	\$45,000	\$322,039	\$322,039
2022	\$214,246	\$45,000	\$259,246	\$251,657
2021	\$203,976	\$45,000	\$248,976	\$228,779
2020	\$173,089	\$45,000	\$218,089	\$207,981

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.