



**Address:** [2513 CHANNING DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 30593-I-7  
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)  
**Neighborhood Code:** 1S0400

**Latitude:** 32.6682078883  
**Longitude:** -97.0420748831  
**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 7

**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:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$280,908

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

**Site Number:** 04427009

**Site Name:** OAK HOLLOW (GRAND PRAIRIE)-I-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,575

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,041

**Land Acres<sup>\*</sup>:** 0.1616

**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:**

DIAZ ALEJANDRA  
GUERRERO MANUEL JR

**Primary Owner Address:**

2513 CHANNING DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 10/2/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224178237](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARMENDARIZ FRANCISCO J	5/1/2017	PR-17-02032-2		
ARMENDARIZ ALFREDO SR	3/20/2013	<a href="#">D213095014</a>	0000000	0000000
ARMENDARIZ ALFREDO	2/14/2001	00151470000180	0015147	0000180
ARMENDARIZ ALFREDO	2/14/2001	00148470000244	0014847	0000244
BOHUSLAV GARY MARK	6/24/1993	00111190000690	0011119	0000690
CENTEX REAL ESTATE CORP	12/23/1992	00109060002023	0010906	0002023
STANDARD PACIFIC OF TX LP	7/31/1988	00093400001895	0009340	0001895
STANDARD PACIFIC LP	12/31/1986	00087930002191	0008793	0002191
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	\$217,539	\$63,369	\$280,908	\$280,908
2024	\$217,539	\$63,369	\$280,908	\$280,908
2023	\$236,802	\$45,000	\$281,802	\$261,604
2022	\$192,822	\$45,000	\$237,822	\$237,822
2021	\$174,191	\$45,000	\$219,191	\$219,191
2020	\$156,362	\$45,000	\$201,362	\$201,362

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

There are no exemptions for this property

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.