



**Address:** [2509 CHANNING DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 30593-I-8  
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)  
**Neighborhood Code:** 1S0400

**Latitude:** 32.6682311279  
**Longitude:** -97.0418607448  
**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 8

**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:** \$340,421

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

**Site Number:** 04427017

**Site Name:** OAK HOLLOW (GRAND PRAIRIE)-I-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,996

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,969

**Land Acres<sup>\*</sup>:** 0.1599

**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:**

HARBIN ANGELIQUE  
HARBIN REX

**Primary Owner Address:**

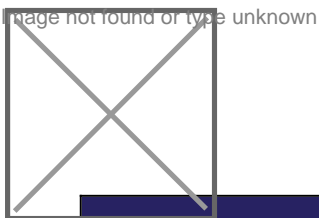
2509 CHANNING DR  
GRAND PRAIRIE, TX 75052-3921

**Deed Date:** 4/27/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207157083](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPLAWN DANNY	6/27/2001	00149790000428	0014979	0000428
CROOK JOSEPH;CROOK WAUN GOREE	9/23/1999	00140330000185	0014033	0000185
SEBRESTA RONALD E	8/24/1994	00117050000872	0011705	0000872
CENTEX REAL ESTATE CORP	12/23/1992	00109060002023	0010906	0002023
STANDARD PACIFIC OF TX LP	7/31/1988	00093400001897	0009340	0001897
STANDARD PACIFIC LP	12/31/1986	00087930002191	0008793	0002191
STANDARD PACIFIC OF TX INC	8/30/1985	00082930001708	0008293	0001708
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 <sup>+</sup>
2025	\$277,700	\$62,721	\$340,421	\$301,910
2024	\$277,700	\$62,721	\$340,421	\$274,464
2023	\$302,456	\$45,000	\$347,456	\$249,513
2022	\$223,342	\$45,000	\$268,342	\$226,830
2021	\$221,911	\$45,000	\$266,911	\$206,209
2020	\$198,847	\$45,000	\$243,847	\$187,463

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.