



Address: [2475 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-J-1
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6680590004
Longitude: -97.0410534875
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 J Lot 1

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: PROPERTY TAX CONSULTANTS (00375)

Protest Deadline Date: 5/24/2024

Site Number: 04427025

Site Name: OAK HOLLOW (GRAND PRAIRIE)-J-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,406

Percent Complete: 100%

Land Sqft^{*}: 7,424

Land Acres^{*}: 0.1704

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:

BLESSED GROUP INC

Primary Owner Address:

2475 CHANNING DR
GRAND PRAIRIE, TX 75052

Deed Date: 11/3/2017

Deed Volume:

Deed Page:

Instrument: [D217258891](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLAIN DELAINA G	4/3/2013	D213089570	0000000	0000000
CONLEY ARNOLD D	3/8/2000	00142530000241	0014253	0000241
DIXON GLENDA NELL	12/31/1900	00075660001678	0007566	0001678
I-20 GRAND PRAIRIE	12/30/1900	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	\$158,184	\$66,816	\$225,000	\$225,000
2024	\$178,350	\$66,816	\$245,166	\$245,166
2023	\$204,939	\$45,000	\$249,939	\$249,939
2022	\$151,540	\$45,000	\$196,540	\$196,540
2021	\$128,773	\$44,999	\$173,772	\$173,772
2020	\$128,773	\$44,999	\$173,772	\$173,772

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.