



Address: [2471 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-J-2
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6679403561
Longitude: -97.0408852717
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 2

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 04427033

Site Name: OAK HOLLOW (GRAND PRAIRIE)-J-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,163

Percent Complete: 100%

Land Sqft^{*}: 6,875

Land Acres^{*}: 0.1578

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:

PHAN THO

Primary Owner Address:

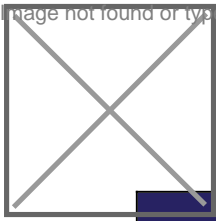
2471 CHANNING DR
GRAND PRAIRIE, TX 75052-3919

Deed Date: 7/29/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205227094](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN UT VAN	10/3/2000	00146330000059	0014633	0000059
TRAN ROBERT R	3/26/1987	00088870000966	0008887	0000966
LI CHIEN JU HO;LI CHUNG ZEN	1/23/1984	00077250000607	0007725	0000607
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 ⁺
2025	\$130,638	\$61,875	\$192,513	\$192,513
2024	\$152,028	\$61,875	\$213,903	\$213,903
2023	\$173,804	\$45,000	\$218,804	\$218,804
2022	\$139,825	\$45,000	\$184,825	\$184,825
2021	\$115,409	\$45,000	\$160,409	\$160,409
2020	\$115,409	\$45,000	\$160,409	\$160,409

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.