



Address: [2421 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-J-15
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6674168879
Longitude: -97.0382811358
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 15

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: None
Protest Deadline Date: 5/24/2024

Site Number: 04427149
Site Name: OAK HOLLOW (GRAND PRAIRIE)-J-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,685
Percent Complete: 100%
Land Sqft^{*}: 6,790
Land Acres^{*}: 0.1558
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:
TRAN THI ANH TUYET
Primary Owner Address:
708 MATADOR LN
ARLINGTON, TX 76002

Deed Date: 4/16/2025
Deed Volume:
Deed Page:
Instrument: [D225068691](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
3T HOMES LLC	4/30/2021	D221121857		
TRAN TON THAI	1/19/2017	D217025649		
BANK OF NEW YORK MELLON TRUST CO TR	8/2/2016	D216187349		
KIRCHMEYER TERRY	7/19/2004	D204227635	0000000	0000000
MARTINEZ JUAN	8/16/2003	D203305881	0017084	0000331
SMITH R E	8/15/2003	D203305880	0017084	0000330
PRATH PROPERTY INC	2/28/1997	00127060002173	0012706	0002173
TOVAR DIANA;TOVAR NOE	5/29/1992	00106630001592	0010663	0001592
AFJARI MOHAMMAD H;AFJARI Z BLAZIC	3/29/1984	00077820002206	0007782	0002206
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	\$193,890	\$61,110	\$255,000	\$255,000
2024	\$219,524	\$61,110	\$280,634	\$280,634
2023	\$219,298	\$45,000	\$264,298	\$264,298
2022	\$112,396	\$45,000	\$157,396	\$157,396
2021	\$112,396	\$45,000	\$157,396	\$157,396
2020	\$112,396	\$45,000	\$157,396	\$157,396

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

Image not found or type unknown



Tarrant Appraisal District Property Information | PDF

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.