



Address: [2605 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-H-2
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6676427861
Longitude: -97.0441776969
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 H 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: 1986

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 04626427

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,260

Percent Complete: 100%

Land Sqft^{*}: 7,655

Land Acres^{*}: 0.1757

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:

ANWAR EMAD
ANWAR VALERIE

Primary Owner Address:

2605 CHANNING DR
GRAND PRAIRIE, TX 75052-3804

Deed Date: 5/11/1994

Deed Volume: 0011588

Deed Page: 0001335

Instrument: 00115880001335



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUU TOM ETAL	2/25/1988	00092070001019	0009207	0001019
PULTE HOME CORP OF TEXAS	5/19/1986	00085520000733	0008552	0000733
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	\$210,084	\$68,895	\$278,979	\$278,979
2024	\$210,084	\$68,895	\$278,979	\$278,979
2023	\$275,633	\$45,000	\$320,633	\$254,100
2022	\$215,237	\$45,000	\$260,237	\$231,000
2021	\$165,000	\$45,000	\$210,000	\$210,000
2020	\$165,000	\$45,000	\$210,000	\$210,000

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.