



**Address:** [2609 CHANNING DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 30593-H-3  
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)  
**Neighborhood Code:** 1S0400

**Latitude:** 32.6676148512  
**Longitude:** -97.0443981341  
**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 3

**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:** None

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

**Site Number:** 04626435

**Site Name:** OAK HOLLOW (GRAND PRAIRIE)-H-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,185

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,842

**Land Acres<sup>\*</sup>:** 0.1570

**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:**

LAZO ERIC R

LAZO MARVIN A

**Primary Owner Address:**

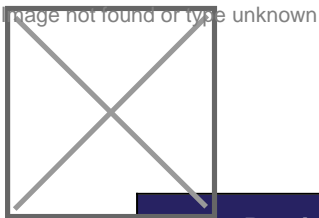
2609 CHANNING DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 12/19/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219292699](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM MINH;PHAM PETER	2/5/1988	00091880001592	0009188	0001592
PULTE HOME CORP OF TEXAS	2/11/1986	00084540001054	0008454	0001054
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	\$272,447	\$61,578	\$334,025	\$334,025
2024	\$272,447	\$61,578	\$334,025	\$334,025
2023	\$296,910	\$45,000	\$341,910	\$341,910
2022	\$232,679	\$45,000	\$277,679	\$277,679
2021	\$217,868	\$45,000	\$262,868	\$262,868
2020	\$184,470	\$45,000	\$229,470	\$229,470

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.