



Address: [2637 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-H-10
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6674647077
Longitude: -97.0458993629
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 10

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
Notice Sent Date: 4/15/2025
Notice Value: \$291,647
Protest Deadline Date: 5/24/2024

Site Number: 04626516
Site Name: OAK HOLLOW (GRAND PRAIRIE)-H-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,698
Percent Complete: 100%
Land Sqft^{*}: 7,687
Land Acres^{*}: 0.1764
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:
GARCIA JUAN A
GARCIA L TREVINO
Primary Owner Address:
2637 CHANNING DR
GRAND PRAIRIE, TX 75052-3804

Deed Date: 11/30/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212294918](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MORTGAGE ASSOC	7/10/2012	D212174726	0000000	0000000
COLONIAL SAVINGS FA	7/3/2012	D212162832	0000000	0000000
FOSTER TRACI L	8/31/2006	D206276672	0000000	0000000
ORR JENNIFER;ORR JOHN E JR	12/13/1999	00141510000146	0014151	0000146
SHIPP BRIAN N;SHIPP JANE	1/15/1993	00109360002337	0010936	0002337
JENKINS BILLY;JENKINS JANET	6/27/1983	00075430002010	0007543	0002010

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	\$222,464	\$69,183	\$291,647	\$291,647
2024	\$222,464	\$69,183	\$291,647	\$282,460
2023	\$242,377	\$45,000	\$287,377	\$256,782
2022	\$197,345	\$45,000	\$242,345	\$233,438
2021	\$178,311	\$45,000	\$223,311	\$212,216
2020	\$151,231	\$45,000	\$196,231	\$192,924

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.