



**Address:** [2641 CHANNING DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 30593-H-11  
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)  
**Neighborhood Code:** 1S0400

**Latitude:** 32.667407007  
**Longitude:** -97.0461056571  
**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 11

**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:** RESOLUTE PROPERTY TAX SOLUTION (00908)

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

**Site Number:** 04626524  
**Site Name:** OAK HOLLOW (GRAND PRAIRIE)-H-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,794  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,234  
**Land Acres<sup>\*</sup>:** 0.1660

<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:**  
YAMASA CO LTD  
**Primary Owner Address:**  
PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 12/28/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220342517](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM TAI DUC	10/31/2020	<a href="#">D220281912</a>		
HEB HOMES LLC	10/30/2020	<a href="#">D220281919</a>		
ROUNDROCK REALTY LLC	9/9/2020	<a href="#">D220288908-CWD</a>		
ARAGON JOSE J;ARAGON PATRICIA	10/2/1992	00108000000178	0010800	0000178
CASTRO GRACIELA;CASTRO RAMON	6/11/1991	00102880001267	0010288	0001267
NEWHART TIMOTHY	7/22/1983	00075700000132	0007570	0000132

## 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	\$180,565	\$65,106	\$245,671	\$245,671
2024	\$227,894	\$65,106	\$293,000	\$293,000
2023	\$251,105	\$45,000	\$296,105	\$296,105
2022	\$193,895	\$45,000	\$238,895	\$238,895
2021	\$193,895	\$45,000	\$238,895	\$238,895
2020	\$164,299	\$45,000	\$209,299	\$199,122

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.