



Address: [2645 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-H-12
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6673720219
Longitude: -97.0463123171
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 12

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 04626532
Site Name: OAK HOLLOW (GRAND PRAIRIE)-H-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,717
Percent Complete: 100%
Land Sqft^{*}: 6,778
Land Acres^{*}: 0.1556
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:

MARTINEZ JULIO

Primary Owner Address:

2645 CHANNING DR
GRAND PRAIRIE, TX 75052-3804

Deed Date: 9/26/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205293669](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABALLERO BEN	1/29/1999	00136510000361	0013651	0000361
WELLS DOUGLAS ETAL KAY WONG	6/20/1983	00075370001169	0007537	0001169



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	\$175,605	\$61,002	\$236,607	\$236,607
2024	\$203,998	\$61,002	\$265,000	\$265,000
2023	\$246,912	\$45,000	\$291,912	\$257,959
2022	\$201,073	\$45,000	\$246,073	\$234,508
2021	\$181,699	\$45,000	\$226,699	\$213,189
2020	\$154,135	\$45,000	\$199,135	\$193,808

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.