



Address: [2653 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-H-14
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6673408794
Longitude: -97.0467151665
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 14

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 04626559

Site Name: OAK HOLLOW (GRAND PRAIRIE)-H-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,603

Percent Complete: 100%

Land Sqft^{*}: 6,024

Land Acres^{*}: 0.1382

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:

MCKAHAN RICHARD

Primary Owner Address:

204 1ST AVE E
CLEAR LAKE, WI 54005

Deed Date: 4/26/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207176336](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKAHAN LEITH S;MCKAHAN RICHARD	12/3/2004	D205219240	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	9/7/2004	D204294701	0000000	0000000
OLIVAREZ AMY;OLIVAREZ MICHAEL	11/30/1999	00141400000452	0014140	0000452
TORRES JORGE A	5/13/1992	00106440001627	0010644	0001627
SBC ASSET MANAGEMENT INC	4/1/1992	00106440001639	0010644	0001639
YOUNG DAWN;YOUNG ROBERT	6/23/1988	00093150002376	0009315	0002376
STENOIEN CYNTHIA;STENOIEN RANDALL	7/26/1986	00086690001227	0008669	0001227
HINSON AUDREY;HINSON CARL	7/25/1986	00086270000987	0008627	0000987
HINSON COLETTE;HINSON GARY	7/1/1983	00075460001524	0007546	0001524

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	\$176,113	\$54,216	\$230,329	\$230,329
2024	\$185,710	\$54,216	\$239,926	\$239,926
2023	\$208,591	\$45,000	\$253,591	\$253,591
2022	\$169,303	\$45,000	\$214,303	\$214,303
2021	\$163,518	\$45,000	\$208,518	\$208,518
2020	\$115,000	\$45,000	\$160,000	\$160,000

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

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.