



Address: [2534 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-F-20
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6684183319
Longitude: -97.0429543283
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 F Lot 20

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: \$261,176

Protest Deadline Date: 5/24/2024

Site Number: 04899016
Site Name: OAK HOLLOW (GRAND PRAIRIE)-F-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,494
Percent Complete: 100%
Land Sqft^{*}: 7,391
Land Acres^{*}: 0.1696
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:

HARDIN TIMOTHY

Primary Owner Address:

2534 CHANNING DR
GRAND PRAIRIE, TX 75052-3922

Deed Date: 4/29/2003
Deed Volume: 0016683
Deed Page: 0000209
Instrument: 00166830000209

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEGROOT JAYMA L;DEGROOT LOWELL D	12/13/1996	00126170002073	0012617	0002073
SEC OF HUD	9/4/1996	00125130002299	0012513	0002299
NORTH AMERICAN MORTGAGE CO	9/3/1996	00125030002320	0012503	0002320
PAXTON CINDY;PAXTON EARL	4/17/1985	00081530001422	0008153	0001422
PRESTON HOMES CORP	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 ⁺
2025	\$194,657	\$66,519	\$261,176	\$261,176
2024	\$194,657	\$66,519	\$261,176	\$256,700
2023	\$211,948	\$45,000	\$256,948	\$233,364
2022	\$172,887	\$45,000	\$217,887	\$212,149
2021	\$156,385	\$45,000	\$201,385	\$192,863
2020	\$132,900	\$45,000	\$177,900	\$175,330

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.