



Address: [2418 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-G-23
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6678834863
Longitude: -97.0381464956
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 G Lot 23

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: 04916018

Site Name: OAK HOLLOW (GRAND PRAIRIE)-G-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,638

Percent Complete: 100%

Land Sqft^{*}: 7,434

Land Acres^{*}: 0.1706

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:

YURCHAK GARY S

YURCHAK ALONA

Primary Owner Address:

2418 CHANNING DR
GRAND PRAIRIE, TX 75052

Deed Date: 8/3/2020

Deed Volume:

Deed Page:

Instrument: [D220195611](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YURCHAK ALONA VELACRUZ	12/1/2007	M207012676		
REAM ALONA	5/4/2005	D205132600	0000000	0000000
WALTON BILLY D;WALTON MARIEJAY	1/31/1994	00114400000548	0011440	0000548
ADMINISTRATOR VETERAN AFFAIRS	8/11/1993	00111930002142	0011193	0002142
COLONIAL SAVINGS F A	8/3/1993	00111890001867	0011189	0001867
SCRUGGS CHERLY ANN	5/31/1983	00078480001326	0007848	0001326
I-20 GRAND PRAIRIE LTD	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	\$210,225	\$66,906	\$277,131	\$277,131
2024	\$210,225	\$66,906	\$277,131	\$277,131
2023	\$229,024	\$45,000	\$274,024	\$274,024
2022	\$186,514	\$45,000	\$231,514	\$231,514
2021	\$168,547	\$45,000	\$213,547	\$213,547
2020	\$142,984	\$45,000	\$187,984	\$187,984

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.