

# Tarrant Appraisal District Property Information | PDF Account Number: 04916042

#### Address: 2430 CHANNING DR

City: GRAND PRAIRIE Georeference: 30593-G-26 Subdivision: OAK HOLLOW (GRAND PRAIRIE) Neighborhood Code: 1S0400 Latitude: 32.6678147932 Longitude: -97.0387602495 TAD Map: 2138-364 MAPSCO: TAR-098V



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: OAK HOLLOW (GRAND PRAIRIE) Block G Lot 26 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: \$306,158 Protest Deadline Date: 5/24/2024

Site Number: 04916042 Site Name: OAK HOLLOW (GRAND PRAIRIE)-G-26 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,824 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,719 Land Acres<sup>\*</sup>: 0.1542 Pool: N

#### +++ Rounded.

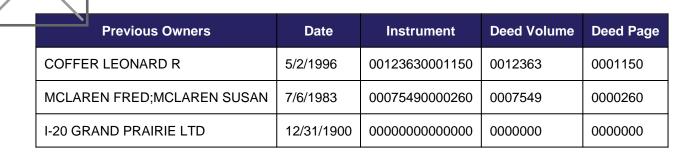
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: MOORE RODNEY E MOORE DENISE A

Primary Owner Address: 2430 CHANNING DR GRAND PRAIRIE, TX 75052-3920 Deed Date: 1/25/1999 Deed Volume: 0013642 Deed Page: 0000279 Instrument: 00136420000279

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#### VALUES

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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	\$245,687	\$60,471	\$306,158	\$306,158
2024	\$245,687	\$60,471	\$306,158	\$294,391
2023	\$267,712	\$45,000	\$312,712	\$267,628
2022	\$217,891	\$45,000	\$262,891	\$243,298
2021	\$196,831	\$45,000	\$241,831	\$221,180
2020	\$166,870	\$45,000	\$211,870	\$201,073

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.