



**Address:** [2438 CHANNING DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 30593-G-28  
**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)  
**Neighborhood Code:** 1S0400

**Latitude:** 32.6678312634  
**Longitude:** -97.0391667685  
**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 28

**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:** \$381,106

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04916069

**Site Name:** OAK HOLLOW (GRAND PRAIRIE)-G-28

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,824

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,675

**Land Acres<sup>\*</sup>:** 0.1532

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MOLINA GERARDO  
MOLINA ALICIA I

**Primary Owner Address:**

2438 CHANNING DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 5/11/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204387241](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOLINA GERARDO	6/27/1996	00124230001436	0012423	0001436
ROLAND CAROL;ROLAND MARK A	11/27/1989	00097950000687	0009795	0000687
SECRETARY OF HUD	8/31/1989	00097000001809	0009700	0001809
CHEVY CHASE SAVINGS BANK FSB	7/4/1989	00096440001487	0009644	0001487
AVILA JUAN	8/31/1988	00093750000566	0009375	0000566
BROOKS WALTER JACOB JR	9/4/1985	00082970001308	0008297	0001308
BROOKS JAKE;BROOKS PATTI	7/17/1983	00075510000976	0007551	0000976
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 <sup>+</sup>
2025	\$286,925	\$60,075	\$347,000	\$323,830
2024	\$321,031	\$60,075	\$381,106	\$294,391
2023	\$347,804	\$45,000	\$392,804	\$267,628
2022	\$281,472	\$45,000	\$326,472	\$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.