



Address: [2446 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-G-30
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6678941093
Longitude: -97.0395637868
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 30

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
Protest Deadline Date: 5/24/2024

Site Number: 04916085
Site Name: OAK HOLLOW (GRAND PRAIRIE)-G-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,332
Percent Complete: 100%
Land Sqft^{*}: 6,446
Land Acres^{*}: 0.1479
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:
VON FALKENSTEIN KONRAD
Primary Owner Address:
2446 CHANNING DR
GRAND PRAIRIE, TX 75052-3920

Deed Date: 7/12/1990
Deed Volume: 0009982
Deed Page: 0002201
Instrument: 00099820002201

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VON FALKENSTEIN K;VON FALKENSTEIN LYNN	6/21/1989	00096300001717	0009630	0001717
LA MANCHA INC	6/20/1985	00082230002147	0008223	0002147
RODRIQUEZ LEON G;RODRIQUEZ MARY	1/24/1985	00080670002170	0008067	0002170
A I G REALTY INC	1/23/1985	00080670002167	0008067	0002167
CALVERT KEITHA A;CALVERT RICHARD L	12/31/1900	00075470000568	0007547	0000568
I-20 GRAND PRAIRIE	12/30/1900	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	\$272,042	\$58,014	\$330,056	\$330,056
2024	\$272,042	\$58,014	\$330,056	\$330,056
2023	\$296,510	\$45,000	\$341,510	\$305,355
2022	\$241,134	\$45,000	\$286,134	\$277,595
2021	\$217,722	\$45,000	\$262,722	\$252,359
2020	\$184,417	\$45,000	\$229,417	\$229,417

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.