



Address: [2450 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-G-31
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.667941626
Longitude: -97.0397558698
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 31

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: 04916093

Site Name: OAK HOLLOW (GRAND PRAIRIE)-G-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,656

Percent Complete: 100%

Land Sqft^{*}: 6,500

Land Acres^{*}: 0.1492

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:

MCCORMICK KYLE W
SIMMONS SUMMER B

Primary Owner Address:

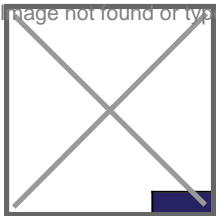
2450 CHANNING DR
GRAND PRAIRIE, TX 75052

Deed Date: 6/29/2017

Deed Volume:

Deed Page:

Instrument: [D217148539](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREAR DAVID A	8/31/1998	00134020000368	0013402	0000368
KIRBY JUDITH;KIRBY STEVE	7/11/1983	00075530000322	0007553	0000322
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	\$216,217	\$58,500	\$274,717	\$274,717
2024	\$216,217	\$58,500	\$274,717	\$274,717
2023	\$235,366	\$45,000	\$280,366	\$256,713
2022	\$192,128	\$45,000	\$237,128	\$233,375
2021	\$173,865	\$45,000	\$218,865	\$212,159
2020	\$147,872	\$45,000	\$192,872	\$192,872

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.