



Address: [4300 SAUGUS DR](#)
City: GRAND PRAIRIE
Georeference: 38234H-G-1
Subdivision: SHEFFIELD VILLAGE PH 4,5&6 ADN
Neighborhood Code: 1S040N

Latitude: 32.6684403153
Longitude: -97.0584239944
TAD Map: 2132-364
MAPSCO: TAR-098U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHEFFIELD VILLAGE PH 4,5&6
ADN Block G Lot 1

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: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$311,629

Protest Deadline Date: 5/24/2024

Site Number: 06076254

Site Name: SHEFFIELD VILLAGE PH 4,5&6 ADN-G-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,647

Percent Complete: 100%

Land Sqft^{*}: 7,866

Land Acres^{*}: 0.1805

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CHRISTOPHER LIVING TRUST

Primary Owner Address:

4300 SAUGUS DR
GRAND PRAIRIE, TX 75052

Deed Date: 11/8/2023

Deed Volume:

Deed Page:

Instrument: 223200547

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTOPHER;CHRISTOPHER DONNIE R	5/27/1988	00092840001951	0009284	0001951
CENTEX REAL ESTATE CORP	10/31/1987	00091160000932	0009116	0000932
FOX & JACOBS INC	10/15/1986	00087260000674	0008726	0000674
GRA-SON LAND INC	1/1/1986	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	\$208,206	\$70,794	\$279,000	\$279,000
2024	\$240,835	\$70,794	\$311,629	\$278,945
2023	\$257,234	\$40,000	\$297,234	\$253,586
2022	\$228,087	\$40,000	\$268,087	\$230,533
2021	\$191,862	\$40,000	\$231,862	\$209,575
2020	\$177,964	\$40,000	\$217,964	\$190,523

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.