



**Address:** [4940 REGAL OAK RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 15047-10-3  
**Subdivision:** GARDEN OAKS ADDITION-GP  
**Neighborhood Code:** 1S040J

**Latitude:** 32.6536071339  
**Longitude:** -97.049320029  
**TAD Map:** 2138-356  
**MAPSCO:** TAR-098Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GARDEN OAKS ADDITION-GP  
Block 10 Lot 3

**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:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06172059

**Site Name:** GARDEN OAKS ADDITION-GP-10-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,708

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,720

**Land Acres<sup>\*</sup>:** 0.1313

**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:**

SULLENGER DANIEL KEEGAN

**Primary Owner Address:**

4940 REGAL OAK RD  
GRAND PRAIRIE, TX 75052-4441

**Deed Date:** 8/29/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212213353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOONCE CARLA	3/18/1997	00127240001413	0012724	0001413
MENDEZ HENRY	12/15/1994	00118290001168	0011829	0001168
BOB SPIES HOMES INC	9/23/1994	00117420000783	0011742	0000783
ZLB PARTNERS INC	12/22/1992	00109050000058	0010905	0000058
SUNBELT SAVINGS FSB	6/5/1990	00099440000767	0009944	0000767
GREAT WESTERN DEVELOPMENT CO	1/1/1987	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	\$216,275	\$51,480	\$267,755	\$267,755
2024	\$216,275	\$51,480	\$267,755	\$267,755
2023	\$264,328	\$50,000	\$314,328	\$275,224
2022	\$219,578	\$50,000	\$269,578	\$250,204
2021	\$193,470	\$50,000	\$243,470	\$227,458
2020	\$156,780	\$50,000	\$206,780	\$206,780

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.