



**Address:** [5944 WATERFORD DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 24506-9-20  
**Subdivision:** LYNN CREEK HILLS  
**Neighborhood Code:** 1M700A

**Latitude:** 32.6362563275  
**Longitude:** -97.0565282877  
**TAD Map:** 2132-352  
**MAPSCO:** TAR-112G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LYNN CREEK HILLS Block 9 Lot 20

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$417,118

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

**Site Number:** 40373592

**Site Name:** LYNN CREEK HILLS-9-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,132

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,696

**Land Acres<sup>\*</sup>:** 0.1996

**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:**

SIEVERT MATTHEW  
SIEVERT CHRISTIN

**Primary Owner Address:**

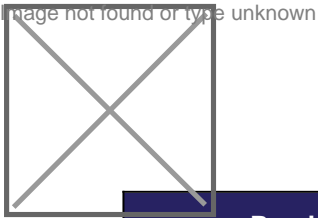
5944 WATERFORD DR  
GRAND PRAIRIE, TX 75052-8525

**Deed Date:** 4/14/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206115821](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY BUILDERS LP	3/21/2005	<a href="#">D205080915</a>	0000000	0000000
KP DEVELOPMENT PARTNERS LP	1/1/2003	0000000000000000	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	\$357,118	\$60,000	\$417,118	\$415,813
2024	\$357,118	\$60,000	\$417,118	\$378,012
2023	\$377,539	\$60,000	\$437,539	\$343,647
2022	\$271,199	\$60,000	\$331,199	\$312,406
2021	\$224,005	\$60,000	\$284,005	\$284,005
2020	\$224,005	\$60,000	\$284,005	\$284,005

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.