



**Address:** [5404 CHILDRESS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-13-58  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6426475044  
**Longitude:** -97.0422864511  
**TAD Map:** 2138-352  
**MAPSCO:** TAR-112H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** LAKE PARKS EAST Block 13 Lot 58

**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:** 2004  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40395065  
**Site Name:** LAKE PARKS EAST-13-58  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,190  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,767  
**Land Acres<sup>\*</sup>:** 0.2012  
**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:**  
HO VIVIAN  
**Primary Owner Address:**  
5404 CHILDRESS DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 9/13/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216215038](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE DZOANH DO;LE VIEN	1/27/2010	<a href="#">D210031377</a>	0000000	0000000
DO TAN;DO TRINI DO	1/31/2005	<a href="#">D205037741</a>	0000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	000000000000000	0000000	0000000



## VALUES

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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	\$323,279	\$81,250	\$404,529	\$404,529
2024	\$323,279	\$81,250	\$404,529	\$404,529
2023	\$321,514	\$81,250	\$402,764	\$402,764
2022	\$269,853	\$81,250	\$351,103	\$351,103
2021	\$197,651	\$81,250	\$278,901	\$278,901
2020	\$198,581	\$81,250	\$279,831	\$279,831

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

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There are no exemptions for this property

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.