



**Address:** [5436 CHILDRESS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-13-66  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6420633649  
**Longitude:** -97.0439977286  
**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 66

**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:** 40395162

**Site Name:** LAKE PARKS EAST-13-66

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,150

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,200

**Land Acres<sup>\*</sup>:** 0.2112

**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:**

VU NHAN

**Primary Owner Address:**

5436 CHILDRESS DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 6/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223110872](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUYNH MANH;TON THANH	11/29/2015	<a href="#">D215281637</a>		
CAI LOI;LE HIEP Q	7/24/2015	<a href="#">D215164923</a>		
DAO CHANH T	4/10/2009	<a href="#">D209106964</a>	0000000	0000000
GARWACKI ROBERT D;GARWACKI SHARON	1/25/2005	<a href="#">D205037752</a>	0000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	000000000000000	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	\$326,348	\$81,250	\$407,598	\$407,598
2024	\$326,348	\$81,250	\$407,598	\$407,598
2023	\$324,621	\$81,250	\$405,871	\$342,366
2022	\$273,357	\$81,250	\$354,607	\$311,242
2021	\$201,697	\$81,250	\$282,947	\$282,947
2020	\$202,647	\$81,250	\$283,897	\$283,897

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.