



Address: [5440 CHILDRESS DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-13-67
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6420189038
Longitude: -97.0442245325
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 67

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: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40395170
Site Name: LAKE PARKS EAST-13-67
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,892
Percent Complete: 100%
Land Sqft^{*}: 8,750
Land Acres^{*}: 0.2008
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:

AMERICAN RESIDENTIAL LEASING C

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 7/22/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214156819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARRANT GROUP SERIES C LLC	6/11/2014	D214122737	0000000	0000000
YONTS CAROL;YONTS CHRISTOPHER	5/4/2005	D205137967	0000000	0000000
BEAZER HOMES TEXAS 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 ⁺
2025	\$298,547	\$81,250	\$379,797	\$379,797
2024	\$379,071	\$81,250	\$460,321	\$460,321
2023	\$377,409	\$81,250	\$458,659	\$458,659
2022	\$319,857	\$81,250	\$401,107	\$401,107
2021	\$227,852	\$81,250	\$309,102	\$309,102
2020	\$227,852	\$81,250	\$309,102	\$309,102

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

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.