



**Address:** [5448 CHILDRESS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-13-69  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6418458796  
**Longitude:** -97.0446769712  
**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 69

**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:** THE GALLAGHER FIRM PLLC (11961)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$415,000

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

**Site Number:** 40395197  
**Site Name:** LAKE PARKS EAST-13-69  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,606  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,750  
**Land Acres<sup>\*</sup>:** 0.2008  
**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:**

BROWN JAMES D  
BROWN JERRY KNIGHT

**Primary Owner Address:**

5448 CHILDRESS DR  
GRAND PRAIRIE, TX 75052-8572

**Deed Date:** 3/7/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205070679](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAZER HOMES TEXAS LP	1/1/2003	0000000000000000	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	\$333,750	\$81,250	\$415,000	\$415,000
2024	\$333,750	\$81,250	\$415,000	\$394,346
2023	\$361,872	\$81,250	\$443,122	\$358,496
2022	\$304,632	\$81,250	\$385,882	\$325,905
2021	\$215,027	\$81,250	\$296,277	\$296,277
2020	\$215,027	\$81,250	\$296,277	\$296,277

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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- 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.