



Address: [5452 CHILDRESS DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-13-70
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6417322566
Longitude: -97.0448581912
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 70

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

Notice Sent Date: 5/1/2025

Notice Value: \$564,673

Protest Deadline Date: 5/24/2024

Site Number: 40395200

Site Name: LAKE PARKS EAST-13-70

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,647

Percent Complete: 100%

Land Sqft^{*}: 8,233

Land Acres^{*}: 0.1890

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:

LUTSCH CALEB

Primary Owner Address:

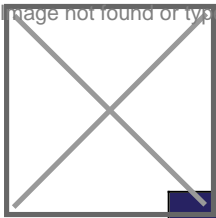
5452 CHILDRESS DR
GRAND PRAIRIE, TX 75052-8572

Deed Date: 4/14/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206116224](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRENNAN JOHN SCOTT	9/20/2004	D204299157	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 ⁺
2025	\$483,423	\$81,250	\$564,673	\$551,684
2024	\$483,423	\$81,250	\$564,673	\$501,531
2023	\$431,371	\$81,250	\$512,621	\$455,937
2022	\$371,804	\$81,250	\$453,054	\$414,488
2021	\$295,557	\$81,250	\$376,807	\$376,807
2020	\$296,948	\$81,250	\$378,198	\$378,198

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.