



**Address:** [5460 BRAZORIA DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-15-1  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6424500366  
**Longitude:** -97.0453624332  
**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 15 Lot 1

**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:** 4/15/2025

**Notice Value:** \$394,668

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

**Site Number:** 40395219

**Site Name:** LAKE PARKS EAST-15-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,190

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,199

**Land Acres<sup>\*</sup>:** 0.2111

**Pool:** Y

<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:**

SALAS FAMILY TRUST

**Primary Owner Address:**

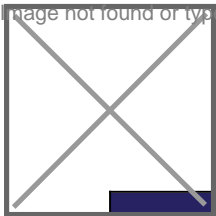
5460 BRAZORIA DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 6/13/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224105125](#)



| Previous Owners                | Date     | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|----------|----------------------------|-------------|-----------|
| SALAS KAREN SALAS;SALAS ROEL H | 3/1/2005 | <a href="#">D205069155</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 | \$307,000          | \$65,000    | \$372,000    | \$372,000                    |
| 2024 | \$329,668          | \$65,000    | \$394,668    | \$339,173                    |
| 2023 | \$321,929          | \$65,000    | \$386,929    | \$308,339                    |
| 2022 | \$270,270          | \$65,000    | \$335,270    | \$280,308                    |
| 2021 | \$197,954          | \$65,000    | \$262,954    | \$254,825                    |
| 2020 | \$166,659          | \$65,000    | \$231,659    | \$231,659                    |

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.