



Address: [5403 CHILDRRESS DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-15-16
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6430812925
Longitude: -97.0425231161
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
16 50% UNDIVIDED INTEREST

Jurisdictions:

CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

Site Number: 40395375

Site Name: LAKE PARKS EAST 15 16 50% UNDIVIDED INTEREST

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,689

State Code: A

Percent Complete: 100%

Year Built: 2004

Land Sqft^{*}: 8,860

Personal Property Account: N/A

Land Acres^{*}: 0.2033

Agent: None

Pool: N

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TRAN UYEN KIM

Primary Owner Address:

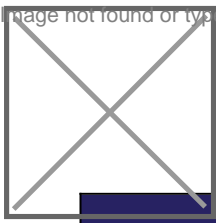
2443 FRONTIER DR
GRAND PRAIRIE, TX 75052

Deed Date: 3/20/2025

Deed Volume:

Deed Page:

Instrument: [D225048116](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PICKETT CHERRY A	1/1/2015	D207162342		
PICKETT CHERRY A;PICKETT TAMMY C	6/16/2006	D207162342	0000000	0000000
LAKE PARKS HOA INC	6/9/2006	D206183062	0000000	0000000
PICKETT CHERRY A;PICKETT TAMMY C	12/16/2004	D204395410	0000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	00000000000000	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	\$184,139	\$32,500	\$216,639	\$216,639
2024	\$184,139	\$32,500	\$216,639	\$216,639
2023	\$183,132	\$32,500	\$215,632	\$215,632
2022	\$153,703	\$32,500	\$186,203	\$159,579
2021	\$112,572	\$32,500	\$145,072	\$145,072
2020	\$113,101	\$32,500	\$145,601	\$145,601

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.