



**Address:** [5455 LAVACA RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-17-1  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6435300197  
**Longitude:** -97.0464093107  
**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 17 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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$387,991

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

**Site Number:** 40395774

**Site Name:** LAKE PARKS EAST-17-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,150

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,114

**Land Acres<sup>\*</sup>:** 0.2092

**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:**

PHAN ROBERT  
HA KIM

**Primary Owner Address:**

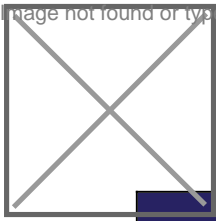
5455 LAVACA RD  
GRAND PRAIRIE, TX 75052

**Deed Date:** 3/3/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225035091](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN ROBERT	6/5/2023	<a href="#">D223098628</a>		
GONZALEZ LISA R	3/29/2010	<a href="#">D210092399</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR	1/5/2010	<a href="#">D210009696</a>	0000000	0000000
ESCOBEDO ALDO M	6/16/2005	<a href="#">D205181302</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	\$322,991	\$65,000	\$387,991	\$387,991
2024	\$322,991	\$65,000	\$387,991	\$387,991
2023	\$321,225	\$65,000	\$386,225	\$317,822
2022	\$269,688	\$65,000	\$334,688	\$288,929
2021	\$197,663	\$65,000	\$262,663	\$262,663
2020	\$192,216	\$65,000	\$257,216	\$257,216

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.