



Address: [5447 LAVACA RD](#)
City: GRAND PRAIRIE
Georeference: 23213D-17-3
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.6437212098
Longitude: -97.0460532904
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 3

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: \$393,801

Protest Deadline Date: 5/24/2024

Site Number: 40395790

Site Name: LAKE PARKS EAST-17-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,236

Percent Complete: 100%

Land Sqft^{*}: 7,501

Land Acres^{*}: 0.1721

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:

DO CHAU N
PHAM HOANGLAN T

Primary Owner Address:

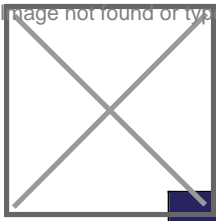
5447 LAVACA RD
GRAND PRAIRIE, TX 75052

Deed Date: 12/14/2015

Deed Volume:

Deed Page:

Instrument: [D215284410](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOOLEY DOUG P	9/30/2005	D205318766	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	\$328,801	\$65,000	\$393,801	\$390,346
2024	\$328,801	\$65,000	\$393,801	\$354,860
2023	\$327,013	\$65,000	\$392,013	\$322,600
2022	\$274,710	\$65,000	\$339,710	\$293,273
2021	\$201,612	\$65,000	\$266,612	\$266,612
2020	\$202,556	\$65,000	\$267,556	\$267,556

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.