



**Address:** [5431 LAVACA RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-17-7  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6440576798  
**Longitude:** -97.0453802264  
**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 7 50% UNDIVIDED INTEREST

<b>Jurisdictions:</b>	<b>Site Number:</b> 40395839
CITY OF GRAND PRAIRIE (038)	<b>Site Name:</b> LAKE PARKS EAST Block 17 Lot 7 50% UNDIVIDED INTEREST
TARRANT COUNTY (220)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 2
TARRANT COUNTY COLLEGE (225)	<b>Approximate Size<sup>+++</sup>:</b> 2,150
MANSFIELD ISD (908)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft<sup>*</sup>:</b> 7,656
<b>Year Built:</b> 2004	<b>Land Acres<sup>*</sup>:</b> 0.1757
<b>Personal Property Account:</b> N/A	<b>Pool:</b> N
<b>Agent:</b> None	
<b>Protest Deadline Date:</b> 5/24/2024	

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

<b>Current Owner:</b> NGUYEN ANH THU	<b>Deed Date:</b> 1/1/2022
<b>Primary Owner Address:</b> 5431 LAVACA RD GRAND PRAIRIE, TX 75052	<b>Deed Volume:</b>
	<b>Deed Page:</b>
	<b>Instrument:</b> <a href="#">D221242569</a>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN ANH THU;QUACH TRANG	6/18/2021	<a href="#">D221242569</a>		
QUACH NGHIEM;QUACH TRANG	8/17/2018	<a href="#">D218185406</a>		
MUTUAL HOLDINGS SERIES E LLC	1/2/2018	<a href="#">D218006369</a>		
TOVAR JOANN;TOVAR RICHARD	11/5/2004	<a href="#">D204352251</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	\$160,728	\$32,500	\$193,228	\$193,228
2024	\$160,728	\$32,500	\$193,228	\$193,228
2023	\$159,853	\$32,500	\$192,353	\$183,381
2022	\$134,210	\$32,500	\$166,710	\$166,710
2021	\$196,737	\$65,000	\$261,737	\$261,737
2020	\$197,663	\$65,000	\$262,663	\$262,663

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.