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**Address:** [5407 LAVACA RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-17-13  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6447023597  
**Longitude:** -97.0444601473  
**TAD Map:** 2138-356  
**MAPSCO:** TAR-112D



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKE PARKS EAST Block 17 Lot 13

**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:** \$433,277

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

**Site Number:** 40395901

**Site Name:** LAKE PARKS EAST-17-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,689

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,692

**Land Acres<sup>\*</sup>:** 0.1765

**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:**

SIMMONS LATANYA  
SIMMONS COREY

**Primary Owner Address:**

5407 LAVACA RD  
GRAND PRAIRIE, TX 75052

**Deed Date:** 4/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224064184](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOAN KELLY PHUONG TRINH	9/27/2022	<a href="#">D222244806</a>		
OPENDOOR PROPERTY J LLC	8/1/2022	<a href="#">D222193874</a>		
BRADFORD DEANDRA A;BRADFORD LARRY D	9/28/2015	<a href="#">D215221888</a>		
JOSLYN ROSS E III	11/10/2005	<a href="#">D205343109</a>	0000000	0000000
MCMILLAN PATRICIA;MCMILLAN RALPH	10/28/2004	<a href="#">D204343484</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	\$368,277	\$65,000	\$433,277	\$433,277
2024	\$368,277	\$65,000	\$433,277	\$433,277
2023	\$366,265	\$65,000	\$431,265	\$431,265
2022	\$286,903	\$65,000	\$351,903	\$293,378
2021	\$201,707	\$65,000	\$266,707	\$266,707
2020	\$201,707	\$65,000	\$266,707	\$266,707

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.