



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



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 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⁺⁺⁺: 2,689

Percent Complete: 100%

Land Sqft^{*}: 7,692

Land Acres^{*}: 0.1765

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:

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	D222244806		
OPENDOOR PROPERTY J LLC	8/1/2022	D222193874		
BRADFORD DEANDRA A;BRADFORD LARRY D	9/28/2015	D215221888		
JOSLYN ROSS E III	11/10/2005	D205343109	0000000	0000000
MCMILLAN PATRICIA;MCMILLAN RALPH	10/28/2004	D204343484	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	\$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.