



**Address:** [5963 WATERFORD DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 24506-10-18R  
**Subdivision:** LYNN CREEK HILLS  
**Neighborhood Code:** 1M700A

**Latitude:** 32.6359556663  
**Longitude:** -97.0555482249  
**TAD Map:** 2132-352  
**MAPSCO:** TAR-112G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LYNN CREEK HILLS Block 10  
Lot 18R

**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:** 5/1/2025

**Notice Value:** \$380,000

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

**Site Number:** 40411419

**Site Name:** LYNN CREEK HILLS-10-18R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,098

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,750

**Land Acres<sup>\*</sup>:** 0.2008

**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:**

HICKS JOE  
HICKS MARY

**Primary Owner Address:**

5963 WATERFORD DR  
GRAND PRAIRIE, TX 75052-8524

**Deed Date:** 3/29/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206098426](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY BUILDERS LP	9/21/2004	<a href="#">D204297725</a>	0000000	0000000
KP DEVELOPMENT PARTNERS 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	\$276,000	\$60,000	\$336,000	\$336,000
2024	\$320,000	\$60,000	\$380,000	\$375,100
2023	\$372,866	\$60,000	\$432,866	\$341,000
2022	\$250,000	\$60,000	\$310,000	\$310,000
2021	\$237,000	\$60,000	\$297,000	\$297,000
2020	\$234,127	\$60,000	\$294,127	\$289,409

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.