



**Address:** [5503 LAVACA RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213G-10-1  
**Subdivision:** LAKE PARKS ADDN  
**Neighborhood Code:** 1M700J

**Latitude:** 32.6432862141  
**Longitude:** -97.0467263676  
**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 ADDN Block 10  
Lot 1

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$519,941

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

**Site Number:** 40530299

**Site Name:** LAKE PARKS ADDN-10-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,708

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,020

**Land Acres<sup>\*</sup>:** 0.2759

**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:**

NGUYEN HUONG THIEN

**Primary Owner Address:**

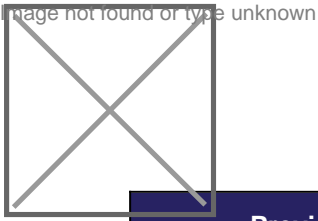
5503 LAVACA RD  
GRAND PRAIRIE, TX 75052-8565

**Deed Date:** 3/23/2007

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D207108233](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	7/28/2006	<a href="#">D206242852</a>	0000000	0000000
TARO PROPERTIES TX I LP	1/1/2004	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	\$439,941	\$80,000	\$519,941	\$487,545
2024	\$439,941	\$80,000	\$519,941	\$443,223
2023	\$442,021	\$80,000	\$522,021	\$402,930
2022	\$326,902	\$80,000	\$406,902	\$366,300
2021	\$253,000	\$80,000	\$333,000	\$333,000
2020	\$253,000	\$80,000	\$333,000	\$333,000

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.