



Address: [5508 LAVACA RD](#)
City: GRAND PRAIRIE
Georeference: 23213G-12-2
Subdivision: LAKE PARKS ADDN
Neighborhood Code: 1M700J

Latitude: 32.6427188337
Longitude: -97.0465100985
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 12
Lot 2

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: \$498,305
Protest Deadline Date: 5/24/2024

Site Number: 40530647
Site Name: LAKE PARKS ADDN-12-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,789
Percent Complete: 100%
Land Sqft^{*}: 10,910
Land Acres^{*}: 0.2504
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:
MAUTER GREGORY
BRIONES MARTHA MARES
Primary Owner Address:
5508 LAVACA RD
GRAND PRAIRIE, TX 75052

Deed Date: 3/7/2025
Deed Volume:
Deed Page:
Instrument: [D225040498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAGNIFY REAL ESTATE BORROWER SPV I LLC	10/25/2019	D219250810		
MAGNIFY CAPITAL REAL ESTATE FUND LP	3/16/2018	D218056500		
CONLEY WILLIAM	8/31/2012	D212217540	0000000	0000000
NGUYEN LOC PHU	9/27/2007	D207350869	0000000	0000000
GMAC MODEL HOME FINANCE INC	5/13/2004	D204153636	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 ⁺
2025	\$418,305	\$80,000	\$498,305	\$498,305
2024	\$418,305	\$80,000	\$498,305	\$498,305
2023	\$411,221	\$80,000	\$491,221	\$491,221
2022	\$329,740	\$80,000	\$409,740	\$409,740
2021	\$255,957	\$80,000	\$335,957	\$335,957
2020	\$262,313	\$73,644	\$335,957	\$335,957

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.