



Address: [5544 LAVACA RD](#)
City: GRAND PRAIRIE
Georeference: 23213G-12-11
Subdivision: LAKE PARKS ADDN
Neighborhood Code: 1M700J

Latitude: 32.6409498631
Longitude: -97.0471460602
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 11

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: OOWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$519,813
Protest Deadline Date: 5/24/2024

Site Number: 40530752
Site Name: LAKE PARKS ADDN-12-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,743
Percent Complete: 100%
Land Sqft^{*}: 11,004
Land Acres^{*}: 0.2526
Pool: N

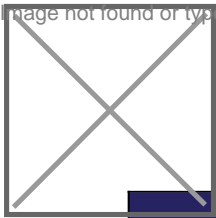
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
DEANDA FRANK
DEANDA APHAYMANY
Primary Owner Address:
5544 LAVACA RD
GRAND PRAIRIE, TX 75052-8566

Deed Date: 3/28/2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D205086988](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|------------|----------------------------|-------------|-----------|
| LEGACY/MONTEREY HOMES LP | 11/17/2004 | D204366511 | 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 | \$439,813 | \$80,000 | \$519,813 | \$519,813 |
| 2024 | \$439,813 | \$80,000 | \$519,813 | \$492,345 |
| 2023 | \$441,912 | \$80,000 | \$521,912 | \$447,586 |
| 2022 | \$326,896 | \$80,000 | \$406,896 | \$406,896 |
| 2021 | \$306,272 | \$80,000 | \$386,272 | \$386,272 |
| 2020 | \$282,013 | \$80,000 | \$362,013 | \$362,013 |

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.