



Address: [5815 CANDLELIGHT LN](#)
City: GRAND PRAIRIE
Georeference: 39291-A-17
Subdivision: SOMERTON VILLAGE
Neighborhood Code: 1M700H

Latitude: 32.6415913687
Longitude: -97.0557713774
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: SOMERTON VILLAGE Block A
Lot 17

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40659747

Site Name: SOMERTON VILLAGE-A-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,557

Percent Complete: 100%

Land Sqft^{*}: 7,231

Land Acres^{*}: 0.1660

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:

PHAM ANDY HAI

TRAN THAO T

Primary Owner Address:

3323 VISTA LAKE CIR
MANSFIELD, TX 76063

Deed Date: 4/7/2021

Deed Volume:

Deed Page:

Instrument: [D221098208](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THAI THANH V;TRAN VIVIAN C	4/1/2015	D215068762		
TRAN JENNIFER	7/23/2007	D207260164	0000000	0000000
GEHAN HOMES LTD	11/6/2006	D206355338	0000000	0000000
SOMERTON VILLAGE LTD	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	\$333,752	\$55,000	\$388,752	\$388,752
2024	\$333,752	\$55,000	\$388,752	\$388,752
2023	\$349,955	\$55,000	\$404,955	\$404,955
2022	\$276,086	\$55,000	\$331,086	\$331,086
2021	\$241,235	\$55,000	\$296,235	\$296,235
2020	\$212,679	\$55,000	\$267,679	\$267,679

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

There are no exemptions for this property

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.