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**Address:** [5319 WEST COVE WAY](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213F-1-19  
**Subdivision:** LAKE PARKS WEST  
**Neighborhood Code:** 1M700I

**Latitude:** 32.6426193708  
**Longitude:** -97.0581251866  
**TAD Map:** 2132-352  
**MAPSCO:** TAR-112G



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

## PROPERTY DATA

**Legal Description:** LAKE PARKS WEST Block 1 Lot 19

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$419,401

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

**Site Number:** 40763684

**Site Name:** LAKE PARKS WEST-1-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,796

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

AYANWALE OLAYINKA

**Primary Owner Address:**

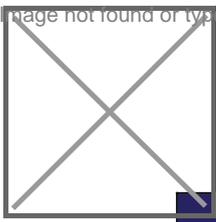
5319 W COVE WAY  
GRAND PRAIRIE, TX 75052-8631

**Deed Date:** 4/18/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206122851](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	7/21/2005	<a href="#">D205226764</a>	0000000	0000000
RVW SUNCHASE LP	1/1/2005	00000000000000	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	\$349,401	\$70,000	\$419,401	\$404,481
2024	\$349,401	\$70,000	\$419,401	\$367,710
2023	\$348,447	\$70,000	\$418,447	\$334,282
2022	\$279,217	\$70,000	\$349,217	\$303,893
2021	\$237,012	\$70,000	\$307,012	\$276,266
2020	\$181,151	\$70,000	\$251,151	\$251,151

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.