



**Address:** [5328 WEST COVE WAY](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213F-7-12  
**Subdivision:** LAKE PARKS WEST  
**Neighborhood Code:** 1M700I

**Latitude:** 32.6424390137  
**Longitude:** -97.0573335013  
**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:** LAKE PARKS WEST Block 7 Lot  
12 SCHOOL BOUNDARY SPLIT

**Jurisdictions:**  
CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** C1  
**Year Built:** 2005  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40896587  
**Site Name:** LAKE PARKS WEST-7-12-91  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,400  
**Land Acres<sup>\*</sup>:** 0.1928  
**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:**  
MCGRUDER MATTHEW  
MCGRUDER CYNTHIA  
**Primary Owner Address:**  
5328 W COVE WAY  
GRAND PRAIRIE, TX 75052-8533

**Deed Date:** 9/12/2005  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D205276965](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	5/13/2005	<a href="#">D205152706</a>	00000000	00000000
RVW SUNCHASE LP	1/1/2005	0000000000000000	00000000	00000000



## VALUES

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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	\$0	\$7,700	\$7,700	\$7,700
2024	\$0	\$7,700	\$7,700	\$7,504
2023	\$0	\$7,700	\$7,700	\$6,822
2022	\$0	\$7,700	\$7,700	\$6,202
2021	\$0	\$7,700	\$7,700	\$5,638
2020	\$0	\$7,700	\$7,700	\$5,125

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

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- 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.