

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40764761

Address: 5328 WEST COVE WAY

**City:** GRAND PRAIRIE **Georeference:** 23213F-7-12

**Subdivision:** LAKE PARKS WEST **Neighborhood Code:** 1M700I

Googlet Mapd 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

Latitude: 32.6424390137

**TAD Map:** 2132-352 **MAPSCO:** TAR-112G

Longitude: -97.0573335013

**Site Name:** LAKE PARKS WEST-7-12-91 **Site Class:** A1 - Residential - Single Family

Parcels: 2

Approximate Size+++: 0
Percent Complete: 100%

Land Sqft\*: 8,400 Land Acres\*: 0.1928

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

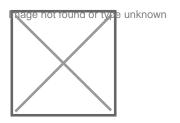
MCGRUDER MATTHEW
MCGRUDER CYNTHIA
Primary Owner Address:
5328 W COVE WAY
GRAND PRAIRIE, TX 75052-8533

Deed Date: 9/12/2005
Deed Volume: 0000000
Instrument: D205276965

| Previous Owners       | Date      | Instrument     | Deed Volume | Deed Page |
|-----------------------|-----------|----------------|-------------|-----------|
| FIRST TEXAS HOMES INC | 5/13/2005 | D205152706     | 0000000     | 0000000   |
| RVW SUNCHASE LP       | 1/1/2005  | 00000000000000 | 0000000     | 0000000   |

08-08-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **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 | \$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.

## **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.

08-08-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.