



**Address:** [5420 FANNIN TR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213G-13-37  
**Subdivision:** LAKE PARKS ADDN  
**Neighborhood Code:** 1M700J

**Latitude:** 32.6412706533  
**Longitude:** -97.0414963023  
**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 13  
Lot 37

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$493,761

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40775852

**Site Name:** LAKE PARKS ADDN-13-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,056

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,122

**Land Acres<sup>\*</sup>:** 0.3012

**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:**

ANTHONY AND JOYCE LEWIS TRUST

**Primary Owner Address:**

5420 FANNIN TRL  
GRAND PRAIRIE, TX 75052

**Deed Date:** 5/26/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222145490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS ANTHONY D;LEWIS JOYCE A	10/28/2005	<a href="#">D205336802</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	6/30/2005	<a href="#">D205196204</a>	0000000	0000000
TARO PROPERTIES TX I LP	1/1/2005	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 <sup>+</sup>
2025	\$226,132	\$80,000	\$306,132	\$306,132
2024	\$413,761	\$80,000	\$493,761	\$464,087
2023	\$436,726	\$80,000	\$516,726	\$421,897
2022	\$303,543	\$80,000	\$383,543	\$383,543
2021	\$303,543	\$80,000	\$383,543	\$378,444
2020	\$264,040	\$80,000	\$344,040	\$344,040

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.