



**Address:** [2324 SHACKLEFORD TR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213G-13-48  
**Subdivision:** LAKE PARKS ADDN  
**Neighborhood Code:** 1M700J

**Latitude:** 32.641633017  
**Longitude:** -97.0388276103  
**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 48

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$553,514

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

**Site Number:** 40775976

**Site Name:** LAKE PARKS ADDN-13-48

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,790

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,080

**Land Acres<sup>\*</sup>:** 0.2314

**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:**

SOU RACHANA  
SOU PHILLIP

**Primary Owner Address:**

2324 SHACKLEFORD TRL  
GRAND PRAIRIE, TX 75052

**Deed Date:** 3/1/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219042400](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TRI	10/30/2006	<a href="#">D206359629</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LP	6/27/2006	<a href="#">D206206033</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	\$453,514	\$100,000	\$553,514	\$553,514
2024	\$453,514	\$100,000	\$553,514	\$530,224
2023	\$455,657	\$100,000	\$555,657	\$482,022
2022	\$338,202	\$100,000	\$438,202	\$438,202
2021	\$317,147	\$100,000	\$417,147	\$417,147
2020	\$292,382	\$100,000	\$392,382	\$392,382

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.