



**Address:** [5752 DEREK WAY](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39607N-D-11  
**Subdivision:** SOUTHGATE ADDITION PHASE II  
**Neighborhood Code:** 1M700C

**Latitude:** 32.6276679548  
**Longitude:** -97.0529531831  
**TAD Map:** 2132-348  
**MAPSCO:** TAR-112L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHGATE ADDITION PHASE  
II Block D Lot 11

**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:** \$422,417

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

**Site Number:** 40906671

**Site Name:** SOUTHGATE ADDITION PHASE II-D-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,728

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,810

**Land Acres<sup>\*</sup>:** 0.1792

**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:**

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**Primary Owner Address:**

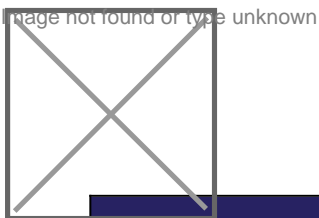
5752 DEREK WAY  
GRAND PRAIRIE, TX 75052

**Deed Date:** 1/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221013061](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHUY JAIME;CHUY MARIA ANGELICA	7/24/2014	<a href="#">D214159877</a>		
SOBHIYE C LIESMAN;SOBHIYE NAELA	2/1/2011	<a href="#">D211033687</a>	0000000	0000000
PRUDENTIAL RELOCATION INC	11/4/2010	<a href="#">D210314476</a>	0000000	0000000
HILAND BRUCE;HILAND CATHERINE	9/14/2006	<a href="#">D206306196</a>	0000000	0000000
D R HORTON-TEXAS LTD	12/15/2005	<a href="#">D205389107</a>	0000000	0000000
SOUTHGATE PHSE II DEV LP	1/1/2005	0000000000000000	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	\$362,417	\$60,000	\$422,417	\$422,417
2024	\$362,417	\$60,000	\$422,417	\$396,584
2023	\$371,839	\$60,000	\$431,839	\$360,531
2022	\$267,755	\$60,000	\$327,755	\$327,755
2021	\$239,184	\$60,000	\$299,184	\$299,184
2020	\$220,757	\$60,000	\$280,757	\$280,757

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.