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**Address:** [5735 SKINNER WAY](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39607N-D-23  
**Subdivision:** SOUTHGATE ADDITION PHASE II  
**Neighborhood Code:** 1M700C

**Latitude:** 32.627058058  
**Longitude:** -97.050829621  
**TAD Map:** 2138-348  
**MAPSCO:** TAR-112Q



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 23

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$396,347

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

**Site Number:** 40906817

**Site Name:** SOUTHGATE ADDITION PHASE II-D-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,866

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,628

**Land Acres<sup>\*</sup>:** 0.2898

**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:**

RIOS CLARA J

**Primary Owner Address:**

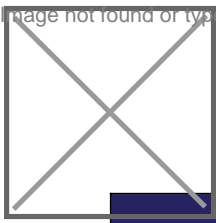
5735 SKINNER WAY  
GRAND PRAIRIE, TX 75052

**Deed Date:** 8/26/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216199855](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REYES-ORTIZ HUGO	7/19/2013	<a href="#">D213193437</a>	0000000	0000000
WAGES GEORGE JR;WAGES MITZI	11/13/2007	<a href="#">D207414098</a>	0000000	0000000
DR HORTON - TEXAS LTD	6/22/2006	<a href="#">D206189088</a>	0000000	0000000
SOUTHGATE PHSE II DEV LP	1/1/2005	00000000000000	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	\$336,347	\$60,000	\$396,347	\$395,307
2024	\$336,347	\$60,000	\$396,347	\$359,370
2023	\$363,000	\$60,000	\$423,000	\$326,700
2022	\$267,452	\$60,000	\$327,452	\$297,000
2021	\$210,000	\$60,000	\$270,000	\$270,000
2020	\$210,000	\$60,000	\$270,000	\$270,000

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.