



**Address:** [5735 DEREK WAY](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39607N-E-36  
**Subdivision:** SOUTHGATE ADDITION PHASE II  
**Neighborhood Code:** 1M700C

**Latitude:** 32.6277599074  
**Longitude:** -97.0517341782  
**TAD Map:** 2138-348  
**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 E Lot 36

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$443,350

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

**Site Number:** 40907406

**Site Name:** SOUTHGATE ADDITION PHASE II-E-36

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,845

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,383

**Land Acres<sup>\*</sup>:** 0.2842

**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:**

JAMES DEMARQUES  
JAMES VANESSA

**Primary Owner Address:**

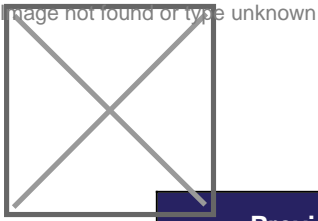
5735 DEREK WAY  
GRAND PRAIRIE, TX 75052-0427

**Deed Date:** 10/15/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210259427](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	3/10/2010	<a href="#">D210058342</a>	0000000	0000000
SOUTHGATE PHSE II DEV 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	\$383,350	\$60,000	\$443,350	\$443,350
2024	\$383,350	\$60,000	\$443,350	\$415,355
2023	\$393,274	\$60,000	\$453,274	\$377,595
2022	\$283,268	\$60,000	\$343,268	\$343,268
2021	\$253,062	\$60,000	\$313,062	\$313,062
2020	\$233,576	\$60,000	\$293,576	\$293,576

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.