



Address: [5768 SKINNER WAY](#)
City: GRAND PRAIRIE
Georeference: 39607N-E-45
Subdivision: SOUTHGATE ADDITION PHASE II
Neighborhood Code: 1M700C

Latitude: 32.6266262675
Longitude: -97.0530296223
TAD Map: 2132-348
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 E Lot 45

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: 2011
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$580,275
Protest Deadline Date: 5/24/2024

Site Number: 40907503
Site Name: SOUTHGATE ADDITION PHASE II-E-45
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,835
Percent Complete: 100%
Land Sqft^{*}: 13,222
Land Acres^{*}: 0.3035
Pool: Y

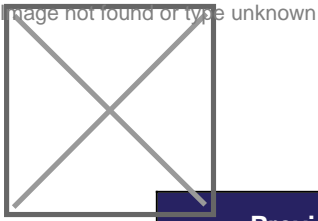
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
HOANG DAN THANH
HOANG ANNE C
Primary Owner Address:
5768 SKINNER WAY
GRAND PRAIRIE, TX 75052-0423

Deed Date: 1/20/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212018070](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	3/10/2010	D210058342	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 ⁺
2025	\$520,275	\$60,000	\$580,275	\$509,995
2024	\$520,275	\$60,000	\$580,275	\$463,632
2023	\$533,298	\$60,000	\$593,298	\$421,484
2022	\$383,599	\$60,000	\$443,599	\$383,167
2021	\$288,334	\$60,000	\$348,334	\$348,334
2020	\$291,853	\$60,000	\$351,853	\$351,853

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.