



LOCATION

Address: [2469 CHANNING DR](#)
City: GRAND PRAIRIE
Georeference: 30593-J-3
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6678390017
Longitude: -97.0407153118
TAD Map: 2138-364
MAPSCO: TAR-098V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK HOLLOW (GRAND PRAIRIE) Block J Lot 3

Jurisdictions:

- CITY OF GRAND PRAIRIE (038)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04427041

Site Name: OAK HOLLOW (GRAND PRAIRIE)-J-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,956

Percent Complete: 100%

Land Sqft^{*}: 6,925

Land Acres^{*}: 0.1589

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

VASQUEZ JUAN

VASQUEZ TERESA

Primary Owner Address:

2469 CHANNING DR
GRAND PRAIRIE, TX 75052-3919

Deed Date: 4/1/1988

Deed Volume: 0009236

Deed Page: 0001237

Instrument: 00092360001237

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHM CREDIT CORP F	9/1/1987	00091940000993	0009194	0000993
PEACOCK ANTHONY;PEACOCK DENISE	7/5/1984	00075490000254	0007549	0000254
I-20 GRAND PRAIRIE LTD	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$254,165	\$62,325	\$316,490	\$302,634
2023	\$276,980	\$45,000	\$321,980	\$275,122
2022	\$213,456	\$45,000	\$258,456	\$250,111
2021	\$203,539	\$45,000	\$248,539	\$227,374
2020	\$172,495	\$45,000	\$217,495	\$206,704

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.