

## LOCATION

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**Address:** [5852 IVY GLEN DR](#)

**City:** GRAND PRAIRIE

**Georeference:** 45976B-A-7

**Subdivision:** WEST SHORE AT JOE POOL LAKE

**Neighborhood Code:** 1M700E

**Latitude:** 32.6239039732

**Longitude:** -97.0565783599

**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

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**Legal Description:** WEST SHORE AT JOE POOL LAKE Block A Lot 7

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40469239

**Site Name:** WEST SHORE AT JOE POOL LAKE-A-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,030

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,239

**Land Acres<sup>\*</sup>:** 0.1661

**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

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**Current Owner:**

PHAN MINH MELANIE

**Primary Owner Address:**

3240 KOSCHER DR

CEDAR HILL, TX 75104

**Deed Date:** 1/3/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220005564](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN HIEN BA;PHAN MINH M	5/20/2013	<a href="#">D213132329</a>	0000000	0000000
BROWN COMMESCHELA L	6/10/2005	<a href="#">D205170100</a>	0000000	0000000
D R HORTON TEXAS LTD	11/4/2004	<a href="#">D204346832</a>	0000000	0000000
WESTSHORE JOINT VENTURE LAND	1/1/2004	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	\$0	\$0	\$0	\$0
2024	\$271,154	\$60,000	\$331,154	\$331,154
2023	\$292,668	\$60,000	\$352,668	\$302,500
2022	\$280,000	\$60,000	\$340,000	\$275,000
2021	\$190,000	\$60,000	\$250,000	\$250,000
2020	\$190,000	\$60,000	\$250,000	\$245,930

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.