



## LOCATION

**Address:** [5503 LAVACA RD](#)

**City:** GRAND PRAIRIE

**Georeference:** 23213G-10-1

**Subdivision:** LAKE PARKS ADDN

**Neighborhood Code:** 1M700J

**Latitude:** 32.6432862141

**Longitude:** -97.0467263676

**TAD Map:** 2138-352

**MAPSCO:** TAR-112H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE PARKS ADDN Block 10  
Lot 1

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40530299

**Site Name:** LAKE PARKS ADDN-10-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,708

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,020

**Land Acres<sup>\*</sup>:** 0.2759

**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:**

NGUYEN HUONG THIEN

**Primary Owner Address:**

5503 LAVACA RD

GRAND PRAIRIE, TX 75052-8565

**Deed Date:** 3/23/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207108233](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	7/28/2006	<a href="#">D206242852</a>	0000000	0000000
TARO PROPERTIES TX I LP	1/1/2004	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	\$0	\$0	\$0	\$0
2024	\$439,941	\$80,000	\$519,941	\$443,223
2023	\$442,021	\$80,000	\$522,021	\$402,930
2022	\$326,902	\$80,000	\$406,902	\$366,300
2021	\$253,000	\$80,000	\$333,000	\$333,000
2020	\$253,000	\$80,000	\$333,000	\$333,000

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.