



LOCATION

Address: [5316 BRAZORIA DR](#)
City: GRAND PRAIRIE
Georeference: 23213D-21-32
Subdivision: LAKE PARKS EAST
Neighborhood Code: 1M700K

Latitude: 32.644723385
Longitude: -97.0403230919
TAD Map: 2138-356
MAPSCO: TAR-112D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE PARKS EAST Block 21 Lot 32

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: 2009

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41312953
Site Name: LAKE PARKS EAST-21-32
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,250
Percent Complete: 100%
Land Sqft^{*}: 7,950
Land Acres^{*}: 0.1825
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:

PHAM CINDY
NGUYEN MARIA T
LAI CHUONG

Primary Owner Address:

5316 BRAZORIA DR
GRAND PRAIRIE, TX 75052

Deed Date: 3/17/2015
Deed Volume:
Deed Page:
Instrument: [D215056342](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVARRIA ADRIAN	6/21/2013	D213167682	0000000	0000000
CHAVARRIA ADRIAN;CHAVARRIA K KEAR	9/30/2009	D209264689	0000000	0000000
BEAZER HOMES TEXAS LP	1/2/2007	D203157905	0000000	0000000
LAKE PARKS JOE POOLE COMM LTD	1/1/2007	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	\$335,005	\$65,000	\$400,005	\$359,435
2023	\$333,147	\$65,000	\$398,147	\$326,759
2022	\$279,708	\$65,000	\$344,708	\$297,054
2021	\$205,049	\$65,000	\$270,049	\$270,049
2020	\$205,991	\$65,000	\$270,991	\$270,991

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.