

LOCATION

Address: [5431 LAVACA RD](#)

City: GRAND PRAIRIE

Georeference: 23213D-17-7

Subdivision: LAKE PARKS EAST

Neighborhood Code: 1M700K

Latitude: 32.6440576798

Longitude: -97.0453802264

TAD Map:

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 EAST Block 17 Lot
7 50% UNDIVIDED INTEREST

Jurisdictions:

CITY OF GRAND PRAIRIE (038)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

Site Number: 40395839

Site Name: LAKE PARKS EAST Block 17 Lot 7 50% UNDIVIDED INTEREST

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,150

State Code: A

Percent Complete: 100%

Year Built: 2004

Land Sqft^{*}: 7,656

Personal Property Account: N/A

Land Acres^{*}: 0.1757

Agent: None

Pool: N

Protest Deadline Date:

5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

QUACH TRANG

Primary Owner Address:

5431 LAVACA RD
GRAND PRAIRIE, TX 75052

Deed Date: 1/1/2022

Deed Volume:

Deed Page:

Instrument: [D221242569](#)

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	\$160,728	\$32,500	\$193,228	\$193,228
2023	\$159,853	\$32,500	\$192,353	\$192,353
2022	\$134,210	\$32,500	\$166,710	\$166,710
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.