

Account Number: 40877329



Address: 2744 TRIPLE CROWN LN

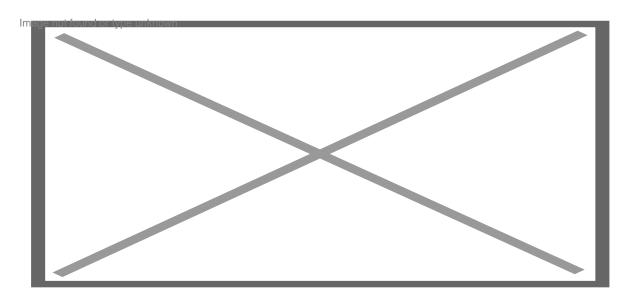
**City:** GRAND PRAIRIE **Georeference:** 39744B-3-23

Subdivision: SOUTHWEST VILLAGE

Neighborhood Code: 1C041F

Latitude: 32.7302792267 Longitude: -97.04919913 TAD Map: 2138-384 MAPSCO: TAR-084M





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

## PROPERTY DATA

Legal Description: SOUTHWEST VILLAGE Block 3

Lot 23

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: 2007

Personal Property Account: N/A

Agent: None

+++ Rounded.

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

**Site Number:** 40877329

**Site Name:** SOUTHWEST VILLAGE-3-23 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,622
Percent Complete: 100%

Land Sqft\*: 5,250 Land Acres\*: 0.1205

Pool: N

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

## **OWNER INFORMATION**

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RIVERA RICARDO
RIVERA M MEDRANO
Primary Owner Address:
2744 TRIPLE CROWN LN
GRAND PRAIRIE, TX 75051-8394

Deed Date: 3/31/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D213293175

| Previous Owners            | Date      | Instrument     | Deed Volume | Deed Page |
|----------------------------|-----------|----------------|-------------|-----------|
| RIVERA MINA;RIVERA RICARDO | 3/30/2009 | D209091698     | 0000000     | 0000000   |
| GEHAN HOMES LTD            | 6/30/2006 | D206200941     | 0000000     | 0000000   |
| THYSSEN LAND LTD           | 1/1/2005  | 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 | \$266,272          | \$52,500    | \$318,772    | \$269,250        |
| 2023 | \$254,564          | \$50,000    | \$304,564    | \$244,773        |
| 2022 | \$222,768          | \$50,000    | \$272,768    | \$222,521        |
| 2021 | \$152,292          | \$50,000    | \$202,292    | \$202,292        |
| 2020 | \$152,998          | \$50,000    | \$202,998    | \$197,255        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.