



**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

**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<sup>+++</sup>:** 1,622

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**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:**

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	<a href="#">D209091698</a>	0000000	0000000
GEHAN HOMES LTD	6/30/2006	<a href="#">D206200941</a>	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 <sup>+</sup>
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.

+ 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.