



LOCATION

Address: [7239 CANA](#)
City: GRAND PRAIRIE
Georeference: 26236S-A-31
Subdivision: MIRA LAGOS NO E-1A
Neighborhood Code: 1M500H

Latitude: 32.5827914916
Longitude: -97.0595426562
TAD Map: 2132-332
MAPSCO: TAR-126K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MIRA LAGOS NO E-1A Block A
Lot 31

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: 2010

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 41218159

Site Name: MIRA LAGOS NO E-1A-A-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,197

Percent Complete: 100%

Land Sqft^{*}: 9,104

Land Acres^{*}: 0.2089

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:

NGUYEN VICKI

Primary Owner Address:

7239 CANA
GRAND PRAIRIE, TX 75054

Deed Date: 4/14/2017

Deed Volume:

Deed Page:

Instrument: [D217093153](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VINCENT MICHAEL C;VINCENT RHONDA S	8/14/2014	D214177361		
HIPP APRIL;HIPP RILEY	12/22/2010	D210319630	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	8/19/2010	D210206107	0000000	0000000
UMTHLD FLF I LP	12/20/2007	D207455662	0000000	0000000
NEWMARK HOMES LP	12/17/2007	D207453785	0000000	0000000
ALTA ROAD PARTNERS LTD	1/1/2006	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 ⁺
2025	\$361,946	\$90,000	\$451,946	\$451,946
2024	\$361,946	\$90,000	\$451,946	\$451,946
2023	\$395,337	\$90,000	\$485,337	\$451,875
2022	\$366,767	\$80,000	\$446,767	\$410,795
2021	\$293,493	\$80,000	\$373,493	\$373,450
2020	\$259,500	\$80,000	\$339,500	\$339,500

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.