

## LOCATION

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**Address:** [7251 CANA](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26236S-A-34  
**Subdivision:** MIRA LAGOS NO E-1A  
**Neighborhood Code:** 1M500H

**Latitude:** 32.5822886598  
**Longitude:** -97.059203363  
**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

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**Legal Description:** MIRA LAGOS NO E-1A Block A  
Lot 34

**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)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$636,664

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

**Site Number:** 41218183

**Site Name:** MIRA LAGOS NO E-1A-A-34

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,929

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,019

**Land Acres<sup>\*</sup>:** 0.2300

**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

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**Current Owner:**

ROSS SIDNEY  
ROSS GWEN

**Primary Owner Address:**

7251 CANA  
GRAND PRAIRIE, TX 75054-6860

**Deed Date:** 4/7/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210080102](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	12/21/2009	<a href="#">D210014787</a>	0000000	0000000
UMTHLD FLF I LP	12/20/2007	<a href="#">D207455662</a>	0000000	0000000
NEWMARK HOMES LP	12/17/2007	<a href="#">D207453785</a>	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 <sup>+</sup>
2025	\$546,664	\$90,000	\$636,664	\$636,664
2024	\$546,664	\$90,000	\$636,664	\$610,464
2023	\$589,101	\$90,000	\$679,101	\$554,967
2022	\$514,755	\$80,000	\$594,755	\$504,515
2021	\$378,650	\$80,000	\$458,650	\$458,650
2020	\$378,650	\$80,000	\$458,650	\$458,650

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.