



**Address:** [6136 MODELLI DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26236-A-39  
**Subdivision:** MIRABELLA VILLAGE ADDITION  
**Neighborhood Code:** 1M700G

**Latitude:** 32.6237385325  
**Longitude:** -97.0650782009  
**TAD Map:** 2132-348  
**MAPSCO:** TAR-112P



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MIRABELLA VILLAGE  
ADDITION Block A Lot 39

**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:** 2000  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$275,475  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07373538  
**Site Name:** MIRABELLA VILLAGE ADDITION-A-39  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,085  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,535  
**Land Acres<sup>\*</sup>:** 0.1500  
**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:**  
LANDTRAN PROPERTY INC  
**Primary Owner Address:**  
3035 HIDEAWAY DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 2/27/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224040011](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN THIEN;VU THUY	9/29/2017	<a href="#">D217231793</a>		
HOANG KAEALYN ETAL	6/22/2006	<a href="#">D206197916</a>	0000000	0000000
SMITH APRYL D;SMITH JASON C	2/5/2001	00147330000246	0014733	0000246
CENTEX HOMES INC	1/1/1999	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	\$181,730	\$50,000	\$231,730	\$231,730
2024	\$225,475	\$50,000	\$275,475	\$275,475
2023	\$252,718	\$50,000	\$302,718	\$302,718
2022	\$187,605	\$50,000	\$237,605	\$237,605
2021	\$188,806	\$50,000	\$238,806	\$238,806
2020	\$149,714	\$50,000	\$199,714	\$199,714

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.