



**Address:** [3111 TEODORO DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26236-K-3  
**Subdivision:** MIRABELLA VILLAGE ADDITION  
**Neighborhood Code:** 1M700G

**Latitude:** 32.6289104307  
**Longitude:** -97.0650824227  
**TAD Map:** 2132-348  
**MAPSCO:** TAR-112K



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 K Lot 3

**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:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07751028

**Site Name:** MIRABELLA VILLAGE ADDITION-K-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,198

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

WARD KARI ESKOLA

WARD NICHOLAS J

**Primary Owner Address:**

3111 TEODORO DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 1/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221025726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHINNUKE JOAN	5/19/2014	<a href="#">D214103510</a>	0000000	0000000
BOVINO JANEY T;BOVINO RAFAEL I	2/23/2013	<a href="#">D213054308</a>	0000000	0000000
BOVINO RAFAEL I	11/30/2006	<a href="#">D206384743</a>	0000000	0000000
LUTZ ALLEN J	8/1/2006	<a href="#">D206245780</a>	0000000	0000000
SMALL ALTHEA W	8/10/2001	00150880000242	0015088	0000242
CENTEX HOMES INC	1/1/2001	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	\$305,621	\$50,000	\$355,621	\$355,621
2024	\$305,621	\$50,000	\$355,621	\$355,621
2023	\$338,379	\$50,000	\$388,379	\$328,125
2022	\$248,295	\$50,000	\$298,295	\$298,295
2021	\$197,387	\$50,000	\$247,387	\$247,387
2020	\$197,387	\$50,000	\$247,387	\$247,387

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.