



**Address:** [3036 CLEMENTE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26236-H-2  
**Subdivision:** MIRABELLA VILLAGE ADDITION  
**Neighborhood Code:** 1M700G

**Latitude:** 32.6289503913  
**Longitude:** -97.0631589641  
**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 H Lot 2

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$317,315  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07751931  
**Site Name:** MIRABELLA VILLAGE ADDITION-H-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,220  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,543  
**Land Acres<sup>\*</sup>:** 0.1961  
**Pool:** N

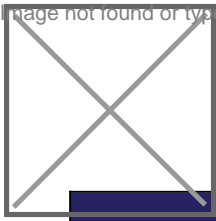
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
SANCHEZ ERIN E  
SANCHEZ DARWIN  
**Primary Owner Address:**  
3036 CLEMENTE DR  
GRAND PRAIRIE, TX 75052-8735

**Deed Date:** 3/28/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212075098](#)



| Previous Owners                  | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| THOMPSON DWIGHT R;THOMPSON LINDA | 2/28/2005 | <a href="#">D205060269</a> | 0000000     | 0000000   |
| MCCONNELL BRETT T;MCCONNELL LORI | 1/11/2002 | 00154430000014             | 0015443     | 0000014   |
| 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 | \$267,315          | \$50,000    | \$317,315    | \$317,315                    |
| 2024 | \$267,315          | \$50,000    | \$317,315    | \$298,530                    |
| 2023 | \$294,830          | \$50,000    | \$344,830    | \$271,391                    |
| 2022 | \$211,719          | \$50,000    | \$261,719    | \$246,719                    |
| 2021 | \$200,601          | \$50,000    | \$250,601    | \$224,290                    |
| 2020 | \$153,900          | \$50,000    | \$203,900    | \$203,900                    |

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.