



Address: [6044 CRESCENZIO DR](#)
City: GRAND PRAIRIE
Georeference: 26236-E-25
Subdivision: MIRABELLA VILLAGE ADDITION
Neighborhood Code: 1M700G

Latitude: 32.625378705
Longitude: -97.0616443287
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 E Lot 25

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: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07752997
Site Name: MIRABELLA VILLAGE ADDITION-E-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,616
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
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 HOAI
Primary Owner Address:
3105 SPYGLASS
GRAND PRAIRIE, TX 75052

Deed Date: 2/16/2017
Deed Volume:
Deed Page:
Instrument: [D217069733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN HOAI T NGUYEN;NGUYEN QUANG	8/20/2002	00159320000018	0015932	0000018
CENTEX HOMES	1/1/2001	0000000000000000	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	\$207,617	\$50,000	\$257,617	\$257,617
2024	\$207,617	\$50,000	\$257,617	\$257,617
2023	\$228,747	\$50,000	\$278,747	\$278,747
2022	\$164,951	\$50,000	\$214,951	\$214,951
2021	\$156,423	\$50,000	\$206,423	\$206,423
2020	\$120,579	\$50,000	\$170,579	\$170,579

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.