



Address: [2726 SUN RISE LN](#)
City: GRAND PRAIRIE
Georeference: 39291-B-15
Subdivision: SOMERTON VILLAGE
Neighborhood Code: 1M700H

Latitude: 32.6437403011
Longitude: -97.0525540927
TAD Map: 2132-352
MAPSCO: TAR-112G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOMERTON VILLAGE Block B
Lot 15

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: 2006

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40659933

Site Name: SOMERTON VILLAGE-B-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,724

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

MORALES TERESA

Primary Owner Address:

2726 SUN RISE LN
GRAND PRAIRIE, TX 75052

Deed Date: 12/6/2018

Deed Volume:

Deed Page:

Instrument: [D218268468](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARENAS GUMARO A;PEREZ ERIKA	4/21/2015	D215083931		
ADAME EDUVIJES;ADAME TERESA M	6/19/2009	D209168234	0000000	0000000
DEL REAL JOSE A	12/22/2006	D207004533	0000000	0000000
TEXAS HOLIDAY BUILDERS LP	8/21/2006	D206265164	0000000	0000000
SOMERTON VILLAGE LTD	1/1/2004	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 ⁺
2025	\$306,843	\$55,000	\$361,843	\$361,843
2024	\$306,843	\$55,000	\$361,843	\$361,843
2023	\$367,707	\$55,000	\$422,707	\$422,707
2022	\$290,399	\$55,000	\$345,399	\$345,399
2021	\$209,000	\$55,000	\$264,000	\$264,000
2020	\$209,000	\$55,000	\$264,000	\$264,000

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.