



Address: [3035 TREVINO](#)
City: GRAND PRAIRIE
Georeference: 26236H-E-23
Subdivision: MIRA LAGOS NO E-3
Neighborhood Code: 1M500S

Latitude: 32.5849351138
Longitude: -97.0536000216
TAD Map: 2132-332
MAPSCO: TAR-126G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MIRA LAGOS NO E-3 Block E
Lot 23

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: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$475,000

Protest Deadline Date: 5/24/2024

Site Number: 40673871

Site Name: MIRA LAGOS NO E-3-E-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,831

Percent Complete: 100%

Land Sqft^{*}: 8,588

Land Acres^{*}: 0.1971

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:

TRACHIER IRREVOCABLE LIVING TRUST

Primary Owner Address:

3035 TREVINO
GRAND PRAIRIE, TX 75054

Deed Date: 9/11/2024

Deed Volume:

Deed Page:

Instrument: [D224162415](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRACHIER ASHLEA N;TRACHIER JAMES ROBERT	3/14/2016	D216052393		
WILLIAMS RICHARD;WILLIAMS SANDI	12/11/2012	D212304410	0000000	0000000
WILLIAMS RICHARD	7/28/2009	D209206066	0000000	0000000
GRAND HOMES 2003 LP	1/16/2006	D206024032	0000000	0000000
MIRA LAGOS SEC E PRTNRS #3	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	\$380,000	\$95,000	\$475,000	\$475,000
2024	\$380,000	\$95,000	\$475,000	\$475,000
2023	\$513,187	\$95,000	\$608,187	\$431,970
2022	\$457,576	\$75,000	\$532,576	\$392,700
2021	\$282,000	\$75,000	\$357,000	\$357,000
2020	\$282,000	\$75,000	\$357,000	\$357,000

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.