



Address: [2736 TRIPLE CROWN LN](#)
City: GRAND PRAIRIE
Georeference: 39744B-3-21
Subdivision: SOUTHWEST VILLAGE
Neighborhood Code: 1C041F

Latitude: 32.7302731423
Longitude: -97.0488739278
TAD Map: 2138-384
MAPSCO: TAR-084M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHWEST VILLAGE Block 3
Lot 21

Jurisdictions:
CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$342,000
Protest Deadline Date: 5/24/2024

Site Number: 40877302
Site Name: SOUTHWEST VILLAGE-3-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,144
Percent Complete: 100%
Land Sqft^{*}: 5,250
Land Acres^{*}: 0.1205
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:
DAI DINH NGUYEN & THUY LE NGUYEN REVOCABLE LIVING TRUST
Primary Owner Address:
2736 TRIPLE CROWN LN
GRAND PRAIRIE, TX 75051

Deed Date: 3/8/2024
Deed Volume:
Deed Page:
Instrument: [D224087601](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DAI D;NGUYEN THUY L	2/20/2015	D215035946		
NGUYEN JANICE;NGUYEN QUAN	1/10/2012	D212006491	0000000	0000000
SECRETARY OF HUD	7/27/2011	D211215810	0000000	0000000
LOANCARE	7/5/2011	D211164508	0000000	0000000
SCOTT ADAM;SCOTT LATONYA	5/9/2007	D207171356	0000000	0000000
GEHAN HOMES LTD	12/21/2005	D205382737	0000000	0000000
THYSSEN LAND LTD	1/1/2005	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	\$289,500	\$52,500	\$342,000	\$259,375
2024	\$289,500	\$52,500	\$342,000	\$235,795
2023	\$311,557	\$50,000	\$361,557	\$214,359
2022	\$263,468	\$50,000	\$313,468	\$194,872
2021	\$190,023	\$50,000	\$240,023	\$177,156
2020	\$190,908	\$50,000	\$240,908	\$161,051

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.