



**Address:** [2964 BAHIA](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26236P-A-1  
**Subdivision:** MIRA LAGOS NO A-2A  
**Neighborhood Code:** 1M500O

**Latitude:** 32.5953187535  
**Longitude:** -97.055663987  
**TAD Map:** 2132-336  
**MAPSCO:** TAR-126C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MIRA LAGOS NO A-2A Block A  
Lot 1

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$462,251

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40911527

**Site Name:** MIRA LAGOS NO A-2A-A-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,779

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**Land Acres<sup>\*</sup>:** 0.2203

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MERILAN STEVENS  
JOSEPH JESSICA

**Primary Owner Address:**

2964 BAHIA  
GRAND PRAIRIE, TX 75054

**Deed Date:** 12/27/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224233342](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DJE TRUST	4/2/2024	<a href="#">D224057266</a>		
ESHELBRENNER D A;ESHELBRENNER JANINE	10/20/2008	<a href="#">D208401443</a>	0000000	0000000
ESHELBRENNER B J;ESHELBRENNER DAVID A	11/20/2007	<a href="#">D207419454</a>	0000000	0000000
TRIUMPH HOMEBUILDERS LP	7/3/2007	<a href="#">D207241829</a>	0000000	0000000
TLB MIRA LAGOS PARTNERS LP	2/20/2007	<a href="#">D207066804</a>	0000000	0000000
LA ENSENADA PARTNERS NO 2 LTD	1/1/2005	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	\$372,251	\$90,000	\$462,251	\$462,251
2024	\$372,251	\$90,000	\$462,251	\$462,251
2023	\$439,758	\$90,000	\$529,758	\$447,700
2022	\$390,365	\$70,000	\$460,365	\$407,000
2021	\$300,000	\$70,000	\$370,000	\$370,000
2020	\$300,000	\$70,000	\$370,000	\$370,000

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

- 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.