



**Address:** [2947 BANDERA](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26236Q-D-21  
**Subdivision:** MIRA LAGOS NO A-2B  
**Neighborhood Code:** 1M500O

**Latitude:** 32.5933344977  
**Longitude:** -97.0546805387  
**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-2B Block D  
Lot 21

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$525,470

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

**Site Number:** 41199170

**Site Name:** MIRA LAGOS NO A-2B-D-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,659

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,556

**Land Acres<sup>\*</sup>:** 0.1964

**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:**

BAJRACHARYA NEERA J  
MANANDHAR SUDHA

**Primary Owner Address:**

2947 BANDERA  
GRAND PRAIRIE, TX 75054

**Deed Date:** 6/29/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217150273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN DUNG ANH	11/12/2014	<a href="#">D214248174</a>		
HAUGHIE LISA M;HAUGHIE STEVEN R	1/20/2011	<a href="#">D211018166</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	10/23/2008	000000000000000	0000000	0000000
MERITAGE HOMES OF TEXAS LP	10/22/2008	<a href="#">D208407309</a>	0000000	0000000
UMTHLD FLF I LP	5/2/2007	<a href="#">D207154937</a>	0000000	0000000
LA ENSENADA PRTNRS NO 3 LTD	1/1/2006	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	\$435,470	\$90,000	\$525,470	\$525,470
2024	\$435,470	\$90,000	\$525,470	\$515,159
2023	\$463,088	\$90,000	\$553,088	\$468,326
2022	\$416,129	\$70,000	\$486,129	\$425,751
2021	\$317,046	\$70,000	\$387,046	\$387,046
2020	\$335,013	\$70,000	\$405,013	\$405,013

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.