



Address: [7056 PLAYA](#)
City: GRAND PRAIRIE
Georeference: 26236Q-E-3
Subdivision: MIRA LAGOS NO A-2B
Neighborhood Code: 1M500O

Latitude: 32.5943873666
Longitude: -97.0517745003
TAD Map: 2138-336
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 E
Lot 3

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: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$441,521

Protest Deadline Date: 5/24/2024

Site Number: 41199308

Site Name: MIRA LAGOS NO A-2B-E-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,593

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ARANA JOHN P JR
ARANA KAREN L

Primary Owner Address:

7056 PLAYA
GRAND PRAIRIE, TX 75054

Deed Date: 10/30/2017

Deed Volume:

Deed Page:

Instrument: [D217252825](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| WEBB HOMER III | 12/22/2009 | D209333280 | 0000000 | 0000000 |
| MERITAGE HOMES OF TEXAS LLC | 7/28/2009 | D209203398 | 0000000 | 0000000 |
| UMTHLD FLF I LP | 5/2/2007 | D207154937 | 0000000 | 0000000 |
| LA ENSENADA PRTNRS NO 3 LTD | 1/1/2006 | 00000000000000 | 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 | \$351,521 | \$90,000 | \$441,521 | \$441,521 |
| 2024 | \$351,521 | \$90,000 | \$441,521 | \$432,384 |
| 2023 | \$371,766 | \$90,000 | \$461,766 | \$393,076 |
| 2022 | \$327,398 | \$70,000 | \$397,398 | \$357,342 |
| 2021 | \$254,856 | \$70,000 | \$324,856 | \$324,856 |
| 2020 | \$235,000 | \$70,000 | \$305,000 | \$305,000 |

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.