



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.