



Address: [7231 CANA](#)
City: GRAND PRAIRIE
Georeference: 26236S-A-29
Subdivision: MIRA LAGOS NO E-1A
Neighborhood Code: 1M500H

Latitude: 32.5831284591
Longitude: -97.0597606618
TAD Map: 2132-332
MAPSCO: TAR-126K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MIRA LAGOS NO E-1A Block A
Lot 29

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: \$755,508
Protest Deadline Date: 5/24/2024

Site Number: 41218132
Site Name: MIRA LAGOS NO E-1A-A-29
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,067
Percent Complete: 100%
Land Sqft^{*}: 9,104
Land Acres^{*}: 0.2089
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:
CASAS JUAN M
CASAS SARA D
Primary Owner Address:
7231 CANA
GRAND PRAIRIE, TX 75054

Deed Date: 7/28/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214163876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATTTLER MICHAEL F;MATTTLER OLIVIA	8/9/2013	D213219627	0000000	0000000
USA	2/20/2013	000000000000000	0000000	0000000
PIEPER ERIC L;PIEPER TENIKA	7/29/2009	D209131467	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	7/28/2009	D209203399	0000000	0000000
PEIPER ERIC L;PEIPER TENIKA R	5/15/2009	D209131467	0000000	0000000
MERITAGE HOMES OF TEXAS LP	1/28/2009	D209029119	0000000	0000000
UMTHLD FLF I LP	12/20/2007	D207455662	0000000	0000000
NEWMARK HOMES LP	12/17/2007	D207453785	0000000	0000000
ALTA ROAD PARTNERS 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 ⁺
2025	\$665,508	\$90,000	\$755,508	\$755,508
2024	\$665,508	\$90,000	\$755,508	\$731,660
2023	\$712,028	\$90,000	\$802,028	\$665,145
2022	\$580,164	\$80,000	\$660,164	\$604,677
2021	\$469,706	\$80,000	\$549,706	\$549,706
2020	\$449,692	\$80,000	\$529,692	\$529,692

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.