



**Address:** [7144 PLAYA NORTE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23043R-G-9  
**Subdivision:** LA JOLLA  
**Neighborhood Code:** 1M5001

**Latitude:** 32.5972290687  
**Longitude:** -97.0406180618  
**TAD Map:** 2138-336  
**MAPSCO:** TAR-126D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LA JOLLA Block G Lot 9

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$595,473

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

**Site Number:** 800015703  
**Site Name:** LA JOLLA G 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,439  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,807  
**Land Acres<sup>\*</sup>:** 0.2022  
**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:**

MONTEIRO BRIAN LAWRENCE  
ARUIZA-MONTEIRO ANNE STACEY

**Primary Owner Address:**

7144 PLAYA NORTE DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 1/25/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224015465](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRACHER BENJAMIN;BRACHER KATHERINE	11/16/2018	<a href="#">D218255159</a>		



## VALUES

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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	\$485,473	\$110,000	\$595,473	\$595,473
2024	\$485,473	\$110,000	\$595,473	\$595,473
2023	\$426,410	\$110,000	\$536,410	\$536,410
2022	\$408,125	\$70,000	\$478,125	\$420,270
2021	\$312,064	\$70,000	\$382,064	\$382,064
2020	\$312,849	\$70,000	\$382,849	\$382,849

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

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- 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.