



**Address:** [7036 CAPANNA TR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26237F-3-14  
**Subdivision:** MIRA LAGOS CROSSING NO F-2  
**Neighborhood Code:** 1M5007

**Latitude:** 32.6028255808  
**Longitude:** -97.0382428587  
**TAD Map:** 2138-340  
**MAPSCO:**



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MIRA LAGOS CROSSING NO F-2 Block 3 Lot 14

**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:** 2024  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$544,521  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800074755  
**Site Name:** MIRA LAGOS CROSSING NO F-2 Block 3 Lot 14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,378  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,830  
**Land Acres<sup>\*</sup>:** 0.1798  
**Pool:** N

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
NGUYEN PHUONG MY LINH  
NGUYEN VAN MINH  
**Primary Owner Address:**  
7036 CAPANNA TR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 9/16/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224165449](#)

**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	\$419,521	\$125,000	\$544,521	\$544,521
2024	\$0	\$87,500	\$87,500	\$87,500
2023	\$0	\$87,500	\$87,500	\$87,500
0	\$0	\$0	\$0	\$0

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.