



## LOCATION

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**Address:** [2976 SANTA SABINA DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26236-F-3  
**Subdivision:** MIRABELLA VILLAGE ADDITION  
**Neighborhood Code:** 1M700G

**Latitude:** 32.6275202869  
**Longitude:** -97.0647241049  
**TAD Map:** 2132-348  
**MAPSCO:** TAR-112K



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** MIRABELLA VILLAGE  
ADDITION Block F 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:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07375042

**Site Name:** MIRABELLA VILLAGE ADDITION-F-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,796

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,862

**Land Acres<sup>\*</sup>:** 0.1575

**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

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**Current Owner:**

POTTER YVONNE

POTTER DUANE

**Primary Owner Address:**

2976 SANTA SABINA DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 6/8/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215121387](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREDERICK MICHAEL W	6/29/2010	<a href="#">D210189065</a>	0000000	0000000
FREDERICK SHARON N	1/24/2003	001634900000036	0016349	0000036
CENTEX HOMES	1/1/1999	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$210,370	\$50,000	\$260,370	\$252,890
2023	\$257,482	\$50,000	\$307,482	\$229,900
2022	\$191,650	\$50,000	\$241,650	\$209,000
2021	\$140,000	\$50,000	\$190,000	\$190,000
2020	\$140,000	\$50,000	\$190,000	\$190,000

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.