



## LOCATION

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**Address:** [2963 CELIAN DR](#)

**City:** GRAND PRAIRIE

**Georeference:** 26236-F-35

**Subdivision:** MIRABELLA VILLAGE ADDITION

**Neighborhood Code:** 1M700G

**Latitude:** 32.6271408925

**Longitude:** -97.0636510177

**TAD Map:** 2132-348

**MAPSCO:** TAR-112P



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 35

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07752784

**Site Name:** MIRABELLA VILLAGE ADDITION-F-35

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,968

**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:**

FKH SFR PROPCO A LP

**Primary Owner Address:**

1850 PARKWAY PL SUITE 900  
MARIETTA, GA 30067

**Deed Date:** 8/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220207262](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERBERUS SFR HOLDINGS III LP	7/25/2019	<a href="#">D219164661</a>		
DAL 2 SF LLC	7/31/2015	<a href="#">D215171982</a>		
WALTERS BRANDI;WALTERS EVE BURDICK	5/8/2001	00149010000101	0014901	0000101
CENTEX HOMES INC	1/1/2001	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	\$314,796	\$50,000	\$364,796	\$364,796
2023	\$335,314	\$50,000	\$385,314	\$385,314
2022	\$250,593	\$50,000	\$300,593	\$300,593
2021	\$186,852	\$50,000	\$236,852	\$236,852
2020	\$186,852	\$50,000	\$236,852	\$236,852

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

There are no exemptions for this property

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.