



## LOCATION

**Address:** [6044 CRESCENZIO DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 26236-E-25  
**Subdivision:** MIRABELLA VILLAGE ADDITION  
**Neighborhood Code:** 1M700G

**Latitude:** 32.625378705  
**Longitude:** -97.0616443287  
**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

**Legal Description:** MIRABELLA VILLAGE  
ADDITION Block E Lot 25

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07752997

**Site Name:** MIRABELLA VILLAGE ADDITION-E-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,616

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

NGUYEN HOAI

**Primary Owner Address:**

3105 SPYGLASS  
GRAND PRAIRIE, TX 75052

**Deed Date:** 2/16/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217069733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN HOAI T NGUYEN;NGUYEN QUANG	8/20/2002	00159320000018	0015932	0000018
CENTEX HOMES	1/1/2001	0000000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$207,617	\$50,000	\$257,617	\$257,617
2023	\$228,747	\$50,000	\$278,747	\$278,747
2022	\$164,951	\$50,000	\$214,951	\$214,951
2021	\$156,423	\$50,000	\$206,423	\$206,423
2020	\$120,579	\$50,000	\$170,579	\$170,579

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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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.