

## LOCATION

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**Address:** [2715 TRIPLE CROWN LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 39744B-5-27  
**Subdivision:** SOUTHWEST VILLAGE  
**Neighborhood Code:** 1C041F

**Latitude:** 32.7297984783  
**Longitude:** -97.0479559747  
**TAD Map:** 2138-384  
**MAPSCO:** TAR-084M



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:** SOUTHWEST VILLAGE Block 5  
Lot 27

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40877906  
**Site Name:** SOUTHWEST VILLAGE-5-27  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,116  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,299  
**Land Acres<sup>\*</sup>:** 0.1446  
**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:**

NGUYEN PHAM THI LE  
TRINH QUOC VIET

**Primary Owner Address:**

2715 TRIPLE CROWN LN  
GRAND PRAIRIE, TX 75051

**Deed Date:** 8/10/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222200813](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMAYA ELMER ODIR RUBIO;AMAYA XIOMARA KARINA RUBIO	4/18/2019	<a href="#">D219082266</a>		
GREEN INGRA	2/18/2009	<a href="#">D209051236</a>	0000000	0000000
GEHAN HOMES LTD	3/24/2006	<a href="#">D206086655</a>	0000000	0000000
THYSSEN LAND LTD	1/1/2005	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	\$337,471	\$62,990	\$400,461	\$400,461
2023	\$322,422	\$50,000	\$372,422	\$372,422
2022	\$281,601	\$50,000	\$331,601	\$331,601
2021	\$191,153	\$50,000	\$241,153	\$241,153
2020	\$192,036	\$50,000	\$242,036	\$242,036

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.