



Address: [6896 SHOREWAY DR](#)
City: GRAND PRAIRIE
Georeference: 38495-K-28
Subdivision: SHORES AT GRAND PENINSULA
Neighborhood Code: 1M500K

Latitude: 32.6081059332
Longitude: -97.040746855
TAD Map: 2138-340
MAPSCO: TAR-112Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHORES AT GRAND PENINSULA Block K Lot 28

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: 2007
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07990669
Site Name: SHORES AT GRAND PENINSULA-K-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,889
Percent Complete: 100%
Land Sqft^{*}: 8,458
Land Acres^{*}: 0.1941
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:
KARKI KAILASH
Primary Owner Address:
8936 MANANA ST
FORT WORTH, TX 76244

Deed Date: 4/25/2022
Deed Volume:
Deed Page:
Instrument: [D222107789](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRAVO JULIA;BRAVO ROBERTO	11/29/2007	D207434538	0000000	0000000
DREES CUSTOM HOMES LP	9/17/2004	D204297480	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2002	0000000000000000	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 ⁺
2025	\$507,663	\$75,000	\$582,663	\$582,663
2024	\$507,663	\$75,000	\$582,663	\$582,663
2023	\$518,926	\$75,000	\$593,926	\$593,926
2022	\$435,518	\$45,000	\$480,518	\$418,437
2021	\$346,787	\$45,000	\$391,787	\$380,397
2020	\$300,815	\$45,000	\$345,815	\$345,815

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.