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**Address:** [6784 LAKEFRONT DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23271-A-49  
**Subdivision:** LAKESIDE AT GRAND PENINSULA  
**Neighborhood Code:** 1M500C

**Latitude:** 32.6134415813  
**Longitude:** -97.0394133259  
**TAD Map:** 2138-344  
**MAPSCO:** TAR-112Z



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

## PROPERTY DATA

**Legal Description:** LAKESIDE AT GRAND  
PENINSULA Block A Lot 49

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07993293

**Site Name:** LAKESIDE AT GRAND PENINSULA-A-49

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,824

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,411

**Land Acres<sup>\*</sup>:** 0.3078

**Pool:** Y

<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 TERESA

NGUYEN DAN

**Primary Owner Address:**

6784 LAKEFRONT DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 11/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222266891](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SERIE JONAH D;SERIE MELISSA J	9/16/2014	<a href="#">D214204620</a>		
KOOIMAN APRIL LEA;KOOIMAN BRIAN	3/24/2006	<a href="#">D206097204</a>	0000000	0000000
DREES CUSTOM HOMES LP	3/4/2004	<a href="#">D204070513</a>	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2002	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	\$386,000	\$120,000	\$506,000	\$506,000
2024	\$415,207	\$120,000	\$535,207	\$535,207
2023	\$519,722	\$120,000	\$639,722	\$639,722
2022	\$400,212	\$120,000	\$520,212	\$469,021
2021	\$306,383	\$120,000	\$426,383	\$426,383
2020	\$307,724	\$120,000	\$427,724	\$427,724

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.