



Address: [6769 ISLAND DR](#)
City: GRAND PRAIRIE
Georeference: 23271-B-30
Subdivision: LAKESIDE AT GRAND PENINSULA
Neighborhood Code: 1M500C

Latitude: 32.6135177862
Longitude: -97.0423412437
TAD Map: 2138-344
MAPSCO: TAR-112V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKESIDE AT GRAND
PENINSULA Block B Lot 30

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: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07993463

Site Name: LAKESIDE AT GRAND PENINSULA-B-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,119

Percent Complete: 100%

Land Sqft^{*}: 14,415

Land Acres^{*}: 0.3309

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:

HARRISON YOHANCE

Primary Owner Address:

6769 ISLAND DR
GRAND PRAIRIE, TX 75054

Deed Date: 6/8/2021

Deed Volume:

Deed Page:

Instrument: [D221165120](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEARCE JESSICA L	8/7/2017	D217183168		
HILL CARLTON;HILL LESA	8/15/2003	D203309661	0017095	0000051
WEEKLEY HOMES LP	4/7/2003	00165830000159	0016583	0000159
W/J GRAND PENINSULA LP	1/1/2002	00000000000000	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	\$498,535	\$120,000	\$618,535	\$618,535
2024	\$498,535	\$120,000	\$618,535	\$618,535
2023	\$513,479	\$120,000	\$633,479	\$569,114
2022	\$397,376	\$120,000	\$517,376	\$517,376
2021	\$285,000	\$120,000	\$405,000	\$405,000
2020	\$285,000	\$120,000	\$405,000	\$405,000

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.