



Address: [6773 ISLAND DR](#)
City: GRAND PRAIRIE
Georeference: 23271-B-31
Subdivision: LAKESIDE AT GRAND PENINSULA
Neighborhood Code: 1M500C

Latitude: 32.6132290837
Longitude: -97.0424274312
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 31

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

Notice Sent Date: 4/15/2025

Notice Value: \$670,943

Protest Deadline Date: 5/24/2024

Site Number: 07993471

Site Name: LAKESIDE AT GRAND PENINSULA-B-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,597

Percent Complete: 100%

Land Sqft^{*}: 12,596

Land Acres^{*}: 0.2891

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:

ALLEN CONSTANCE
ALLEN RONEY

Primary Owner Address:

6773 ISLAND DR
GRAND PRAIRIE, TX 75054-6807

Deed Date: 12/16/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209332542](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEICHERT RELOCATION RESOURCES	12/15/2009	D209332541	0000000	0000000
BUI MIKE T;BUI TU CHYNH PHAM	3/31/2003	00165560000027	0016556	0000027
DREES CUSTOM HOMES LP	11/8/2002	00161310000253	0016131	0000253
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	\$550,943	\$120,000	\$670,943	\$658,118
2024	\$550,943	\$120,000	\$670,943	\$598,289
2023	\$567,437	\$120,000	\$687,437	\$543,899
2022	\$439,302	\$120,000	\$559,302	\$494,454
2021	\$329,504	\$120,000	\$449,504	\$449,504
2020	\$331,062	\$120,000	\$451,062	\$451,062

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.