



Address: [7008 CLIPPER DR](#)
City: GRAND PRAIRIE
Georeference: 8537J-A-2
Subdivision: COVE AT GRAND PENINSULA, THE
Neighborhood Code: 1M500L

Latitude: 32.6028150693
Longitude: -97.0422310527
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: COVE AT GRAND PENINSULA,
THE Block A Lot 2

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: 40558614

Site Name: COVE AT GRAND PENINSULA, THE-A-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,848

Percent Complete: 100%

Land Sqft^{*}: 6,994

Land Acres^{*}: 0.1605

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:

OLIVAREZ DEICIY

OLIVAREZ FRANK

Primary Owner Address:

7008 CLIPPER DR
GRAND PRAIRIE, TX 75054

Deed Date: 10/8/2015

Deed Volume:

Deed Page:

Instrument: [D215248127](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLAGSTAR BANK	10/21/2011	D211257413	0000000	0000000
SECRETARY OF VETERANS AFFAIRS	7/7/2011	D211184336	0000000	0000000
FLAGSTAR BANK FSB	6/7/2011	D211172195	0000000	0000000
HARRIS DEBORAH;HARRIS ULSA	10/16/2008	D208398484	0000000	0000000
LA SALLE BANK NATIONAL ASSOC	9/26/2008	D208398482	0000000	0000000
LEHMAN BROTHERS BANK	5/6/2008	D208174242	0000000	0000000
HERNANDEZ H WILSON;HERNANDEZ HERCULANO	12/30/2005	D206048114	0000000	0000000
HERNANDEZ HERCULANO H JR	12/20/2005	D205388753	0000000	0000000
HIGHLAND HOMES LTD	4/7/2005	D205105653	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	D205045892	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2004	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	\$340,000	\$70,000	\$410,000	\$410,000
2024	\$340,000	\$70,000	\$410,000	\$410,000
2023	\$388,187	\$70,000	\$458,187	\$399,300
2022	\$350,000	\$60,000	\$410,000	\$363,000
2021	\$279,297	\$60,000	\$339,297	\$330,000
2020	\$240,000	\$60,000	\$300,000	\$300,000

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.