



**Address:** [7012 CLIPPER DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-A-3  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.6026882234  
**Longitude:** -97.042129284  
**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 3

**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:** 40558622

**Site Name:** COVE AT GRAND PENINSULA, THE-A-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,840

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,367

**Land Acres<sup>\*</sup>:** 0.1461

**Pool:** N

<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:**

ANTWANIQUIE WILLIS LLC

**Primary Owner Address:**

3540 E BROAD ST 120-136  
MANSFIELD, TX 76063

**Deed Date:** 4/16/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225067943](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEALER SHIRLEY MARIE T	1/17/2014	<a href="#">D214012974</a>	0000000	0000000
BIDDICK KIMBERLY	12/5/2013	<a href="#">D213322157</a>	0000000	0000000
Unlisted	9/23/2008	<a href="#">D209221674</a>	0000000	0000000
LARSEN K LARSEN;LARSEN TANNER	9/22/2008	<a href="#">D208384529</a>	0000000	0000000
LEVEQUE TIMOTHY L	10/27/2005	<a href="#">D205324633</a>	0000000	0000000
HIGHLAND HOMES LTD	4/7/2005	<a href="#">D205105653</a>	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	<a href="#">D205045892</a>	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 <sup>+</sup>
2025	\$380,159	\$70,000	\$450,159	\$450,159
2024	\$380,159	\$70,000	\$450,159	\$450,159
2023	\$387,262	\$70,000	\$457,262	\$409,565
2022	\$354,501	\$60,000	\$414,501	\$372,332
2021	\$278,639	\$60,000	\$338,639	\$338,484
2020	\$247,713	\$60,000	\$307,713	\$307,713

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.