



Address: [7036 CLIPPER DR](#)
City: GRAND PRAIRIE
Georeference: 8537J-A-9
Subdivision: COVE AT GRAND PENINSULA, THE
Neighborhood Code: 1M500L

Latitude: 32.6019525466
Longitude: -97.0415912686
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 9

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: 40558681

Site Name: COVE AT GRAND PENINSULA, THE-A-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,824

Percent Complete: 100%

Land Sqft^{*}: 6,054

Land Acres^{*}: 0.1389

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:

TRE & KELLY CARRUTHERS REVOCABLE TRUST

Primary Owner Address:

7036 CLIPPER DR
GRAND PRAIRIE, TX 75054

Deed Date: 4/26/2022

Deed Volume:

Deed Page:

Instrument: [D222107059](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARRUTHERS KELLY N;CARRUTHERS TRE L	8/30/2012	D212216948	0000000	0000000
MORALES MICHAEL L	12/10/2010	0000000000000000	0000000	0000000
MORALES BIANCA;MORALES MICHAEL L	4/28/2005	D205122220	0000000	0000000
GOODMAN FAMILY BUILDERS LP	11/3/2004	D204344902	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	\$378,141	\$70,000	\$448,141	\$448,141
2024	\$378,141	\$70,000	\$448,141	\$448,141
2023	\$385,208	\$70,000	\$455,208	\$407,747
2022	\$352,608	\$60,000	\$412,608	\$370,679
2021	\$277,121	\$60,000	\$337,121	\$336,981
2020	\$246,346	\$60,000	\$306,346	\$306,346

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.