



Address: [7040 CLIPPER DR](#)
City: GRAND PRAIRIE
Georeference: 8537J-A-10
Subdivision: COVE AT GRAND PENINSULA, THE
Neighborhood Code: 1M500L

Latitude: 32.6018324897
Longitude: -97.0415122343
TAD Map: 2138-340
MAPSCO: TAR-126D



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 10

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: 40558703
Site Name: COVE AT GRAND PENINSULA, THE-A-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,521
Percent Complete: 100%
Land Sqft^{*}: 6,060
Land Acres^{*}: 0.1391
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:
MOORE SANDRA
Primary Owner Address:
2049 W K5 AVE
LANCASTER, CA 93536-5237
Deed Date: 2/28/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208331909](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOORE ANTHONY L	10/17/2005	D205319931	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	\$343,228	\$70,000	\$413,228	\$413,228
2024	\$343,228	\$70,000	\$413,228	\$413,228
2023	\$349,628	\$70,000	\$419,628	\$419,628
2022	\$320,124	\$60,000	\$380,124	\$380,124
2021	\$251,799	\$60,000	\$311,799	\$311,799
2020	\$223,947	\$60,000	\$283,947	\$283,947

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

There are no exemptions for this property

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.