



Address: [7028 BEACON DR](#)
City: GRAND PRAIRIE
Georeference: 8537J-B-10
Subdivision: COVE AT GRAND PENINSULA, THE
Neighborhood Code: 1M500L

Latitude: 32.6014149532
Longitude: -97.0428882744
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 B 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: 40558827

Site Name: COVE AT GRAND PENINSULA, THE-B-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,233

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

NGUYEN KHANH

PHAN JACEE

Primary Owner Address:

1214 GLENBURY CT
ARLINGTON, TX 76006

Deed Date: 9/13/2021

Deed Volume:

Deed Page:

Instrument: [D222055031 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN DOAN T	7/30/2021	D221226742		
HEB HOMES LLC	7/28/2021	D221226741		
WYATT MELISSA;WYATT TODD	1/22/2008	D208061530	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	5/1/2007	D207157307	0000000	0000000
ANTILLON AARON;ANTILLON MONICA	2/6/2006	D206044826	0000000	0000000
HIGHLAND HOMES LTD	8/2/2005	D205234960	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	D205045892	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2004	000000000000000	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	\$266,000	\$70,000	\$336,000	\$336,000
2024	\$321,919	\$70,000	\$391,919	\$391,919
2023	\$327,912	\$70,000	\$397,912	\$396,341
2022	\$300,310	\$60,000	\$360,310	\$360,310
2021	\$236,385	\$60,000	\$296,385	\$296,385
2020	\$210,328	\$60,000	\$270,328	\$270,328

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.