



Address: [7047 BEACON DR](#)
City: GRAND PRAIRIE
Georeference: 8537J-D-1
Subdivision: COVE AT GRAND PENINSULA, THE
Neighborhood Code: 1M500L

Latitude: 32.6005419037
Longitude: -97.0429036355
TAD Map: 2138-336
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 D Lot 1

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: 40559122

Site Name: COVE AT GRAND PENINSULA, THE-D-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,802

Percent Complete: 100%

Land Sqft^{*}: 9,529

Land Acres^{*}: 0.2187

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:

BETTGER JEFFREY

BETTGER NATALIE

Primary Owner Address:

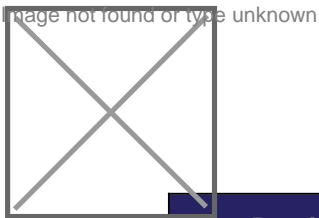
7047 BEACON DR
GRAND PRAIRIE, TX 75054-7243

Deed Date: 6/27/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205188167](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOME LTD	2/23/2005	D205056759	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	\$330,000	\$70,000	\$400,000	\$400,000
2024	\$330,000	\$70,000	\$400,000	\$400,000
2023	\$387,669	\$70,000	\$457,669	\$396,638
2022	\$353,851	\$60,000	\$413,851	\$360,580
2021	\$273,616	\$60,000	\$333,616	\$327,800
2020	\$238,000	\$60,000	\$298,000	\$298,000

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.