



**Address:** [7059 SEA STAR DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-K-8  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.5982460685  
**Longitude:** -97.0463861513  
**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 K Lot 8

**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:** 2010

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00024)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40945294

**Site Name:** COVE AT GRAND PENINSULA, THE-K-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,154

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

<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:**

DUNCAN FRANCES AMINA

**Primary Owner Address:**

7059 SEA STAR DR  
GRAND PRAIRIE, TX 75054-7254

**Deed Date:** 5/10/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210115964](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES LTD	8/13/2007	<a href="#">D207295364</a>	0000000	0000000
W/J PENINSULA DEV LP	1/1/2005	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	\$247,000	\$70,000	\$317,000	\$317,000
2024	\$266,664	\$70,000	\$336,664	\$336,664
2023	\$320,000	\$70,000	\$390,000	\$346,459
2022	\$303,817	\$60,000	\$363,817	\$314,963
2021	\$233,646	\$60,000	\$293,646	\$286,330
2020	\$200,300	\$60,000	\$260,300	\$260,300

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.