

Tarrant Appraisal District

Property Information | PDF

Account Number: 40945294

Latitude: 32.5982460685

**TAD Map:** 2138-336 **MAPSCO:** TAR-126D

Longitude: -97.0463861513

Address: 7059 SEA STAR DR

City: GRAND PRAIRIE
Georeference: 8537J-K-8

Subdivision: COVE AT GRAND PENINSULA, THE

Neighborhood Code: 1M500L

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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: Site Number: 40945294

CITY OF GRAND PRAIRIE (038)

TARRANT COUNTY (220)

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

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

MANSFIELD ISD (908)

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

State Code: A

Percent Complete: 100%

Year Built: 2010 Land Sqft\*: 6,000
Personal Property Account: N/A Land Acres\*: 0.1377

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (2004)24)

Protest Deadline Date: 5/24/2024

+++ Rounded.

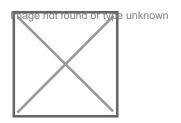
## **OWNER INFORMATION**

Current Owner:Deed Date: 5/10/2010DUNCAN FRANCES AMINADeed Volume: 0000000Primary Owner Address:Deed Page: 00000007059 SEA STAR DRInstrument: D210115964

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES LTD	8/13/2007	D207295364	0000000	0000000
W/J PENINSULA DEV LP	1/1/2005	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.