



Address: [7553 SEVIE LN](#)
City: GRAND PRAIRIE
Georeference: 7445-A-8
Subdivision: CLEARVIEW ESTATES
Neighborhood Code: 1M5003

Latitude: 32.5730070375
Longitude: -97.0493703223
TAD Map: 2138-328
MAPSCO: TAR-126R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: CLEARVIEW ESTATES Block A
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: 2019
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$529,331
Protest Deadline Date: 5/24/2024

Site Number: 800031550
Site Name: CLEARVIEW ESTATES A 8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,940
Percent Complete: 100%
Land Sqft^{*}: 13,981
Land Acres^{*}: 0.3210
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:
LEYVA JULIE M
LEYVA JESUS ALVARO
Primary Owner Address:
7553 SEVIE LN
GRAND PRAIRIE, TX 75054

Deed Date: 6/28/2019
Deed Volume:
Deed Page:
Instrument: [D219141363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	12/13/2018	D218274356		



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	\$392,000	\$90,000	\$482,000	\$482,000
2024	\$439,331	\$90,000	\$529,331	\$496,463
2023	\$434,437	\$90,000	\$524,437	\$451,330
2022	\$397,414	\$80,000	\$477,414	\$410,300
2021	\$293,000	\$80,000	\$373,000	\$373,000
2020	\$293,000	\$80,000	\$373,000	\$373,000

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.