



Address: [7580 SEVIE LN](#)
City: GRAND PRAIRIE
Georeference: 7445-B-1
Subdivision: CLEARVIEW ESTATES
Neighborhood Code: 1M5003

Latitude: 32.571660338
Longitude: -97.0487709232
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 B
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: 2020
Personal Property Account: N/A
Agent: NORTH TEXAS PROPERTY TAX SERV (00855)
Notice Sent Date: 4/15/2025
Notice Value: \$530,929
Protest Deadline Date: 5/24/2024

Site Number: 800031572
Site Name: CLEARVIEW ESTATES B 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 3,967
Percent Complete: 100%
Land Sqft*: 8,519
Land Acres*: 0.1956
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:
MARRIOTT OWEN
Primary Owner Address:
7580 SEVIE LN
GRAND PRAIRIE, TX 75054
Deed Date: 6/29/2020
Deed Volume:
Deed Page:
Instrument: [D220152113](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	1/2/2020	D220008596		



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	\$374,000	\$90,000	\$464,000	\$464,000
2024	\$440,929	\$90,000	\$530,929	\$517,154
2023	\$508,263	\$90,000	\$598,263	\$470,140
2022	\$347,400	\$80,000	\$427,400	\$427,400
2021	\$347,400	\$80,000	\$427,400	\$427,400
2020	\$0	\$56,000	\$56,000	\$56,000

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.