

Account Number: 42640600

Address: 7580 RIDGE LN
City: GRAND PRAIRIE
Georeference: 6888K-A-1

Subdivision: CEDAR RIDGE ESTATES

Neighborhood Code: 1M5004

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

PROPERTY DATA

Legal Description: CEDAR RIDGE ESTATES Block

A 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: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800054055

Latitude: 32.5716924327

TAD Map: 2138-328 **MAPSCO:** TAR-1260

Longitude: -97.051677685

Site Name: CEDAR RIDGE ESTATES A 1 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 5,114
Percent Complete: 100%

Land Sqft*: 7,073 Land Acres*: 0.1624

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

RAINEY MASHANDRIA

RAINEY KWAN

Primary Owner Address:

7850 RIDGE LN

GRAND PRAIRIE, TX 75054

Deed Date: 12/6/2023

Deed Volume: Deed Page:

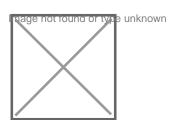
Instrument: D223218666

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	5/25/2022	D222145451		

VALUES

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$800,232	\$115,000	\$915,232	\$915,232
2024	\$800,232	\$115,000	\$915,232	\$915,232
2023	\$0	\$80,500	\$80,500	\$80,500
2022	\$0	\$80,500	\$80,500	\$80,500
2021	\$0	\$80,500	\$80,500	\$80,500
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131 T&P

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