



Address: [7580 RIDGE LN](#)
City: GRAND PRAIRIE
Georeference: 6888K-A-1
Subdivision: CEDAR RIDGE ESTATES
Neighborhood Code: 1M5004

Latitude: 32.5716924327
Longitude: -97.051677685
TAD Map: 2138-328
MAPSCO: TAR-126Q



Google Map or type unknown

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
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.

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

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



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	\$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.

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

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.