

Account Number: 43019008

Address: 7635 KIOWANA CT

City: GRAND PRAIRIE Georeference: 6887-A-14

Subdivision: CEDAR RIDGE ADDITION II

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 ADDITION II

Block A Lot 14

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: 2024

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025 Notice Value: \$799,498

Protest Deadline Date: 5/24/2024

Site Number: 800086198

Site Name: CEDAR RIDGE ADDITION II Block A Lot 14

Latitude: 32.5699688545

TAD Map: 2132-328 **MAPSCO:** TAR-1260

Longitude: -97.0530626622

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,173
Percent Complete: 100%

Land Sqft*: 7,603 **Land Acres***: 0.1745

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

ODEDELE MICHAEL ODEDELE MODUPE

Primary Owner Address:

7635 KIOWANA CT GRAND PRAIRIE, TX 75054 Deed Date: 8/29/2024

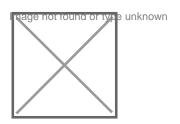
Deed Volume: Deed Page:

Instrument: <u>D224157112</u>

	Previous Owners	Date	Instrument	Deed Volume	Deed Page
G	GRAND HOMES 2014 LP	1/25/2024	D224014779		

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^{*} 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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$575,625	\$115,000	\$690,625	\$690,625
2024	\$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)

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.