



Address: [7623 KIWANA CT](#)
City: GRAND PRAIRIE
Georeference: 6887-A-17
Subdivision: CEDAR RIDGE ADDITION II
Neighborhood Code: 1M5004

Latitude: 32.5704697884
Longitude: -97.0530667583
TAD Map: 2132-328
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 ADDITION II
Block A Lot 17

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
Notice Sent Date: 4/15/2025
Notice Value: \$772,692
Protest Deadline Date: 7/12/2024

Site Number: 800086184
Site Name: CEDAR RIDGE ADDITION II Block A Lot 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,893
Percent Complete: 100%
Land Sqft^{*}: 7,020
Land Acres^{*}: 0.1612
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:
BAWI NING
Primary Owner Address:
7623 KIWANA CT
GRAND PRAIRIE, TX 75054

Deed Date: 11/22/2024
Deed Volume:
Deed Page:
Instrument: [D224212887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	8/25/2023	D223137513		



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	\$657,692	\$115,000	\$772,692	\$772,692
2024	\$250,603	\$115,000	\$365,603	\$365,603
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

There are no exemptions for this property

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.