



**Address:** [7611 KIWANA CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 6887-A-20  
**Subdivision:** CEDAR RIDGE ADDITION II  
**Neighborhood Code:** 1M5004

**Latitude:** 32.5709621566  
**Longitude:** -97.0530709843  
**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 20

**Jurisdictions:**  
CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** O  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$80,500  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 800086181  
**Site Name:** CEDAR RIDGE ADDITION II Block A Lot 20  
**Site Class:** O1 - Residential - Vacant Inventory  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 7,020  
**Land Acres<sup>\*</sup>:** 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:**  
GRAND HOMES 2014 LP  
**Primary Owner Address:**  
15455 DALLAS PKWY STE 1000  
ADDISON, TX 75001

**Deed Date:** 7/18/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224133404](#)

**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 <sup>+</sup>
2025	\$0	\$80,500	\$80,500	\$80,500
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.

+ 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.