



**Address:** [7603 KIWANA CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 6887-A-22  
**Subdivision:** CEDAR RIDGE ADDITION II  
**Neighborhood Code:** 1M5004

**Latitude:** 32.5713171549  
**Longitude:** -97.0530853447  
**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 22

**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:** 800086204

**Site Name:** CEDAR RIDGE ADDITION II Block A Lot 22

**Site Class:** O1 - Residential - Vacant Inventory

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 7,053

**Land Acres<sup>\*</sup>:** 0.1619

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:** 10/22/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224191211](#)

## 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.