



Address: [7622 KIWANA CT](#)
City: GRAND PRAIRIE
Georeference: 6887-B-14
Subdivision: CEDAR RIDGE ADDITION II
Neighborhood Code: 1M5004

Latitude: 32.5704463024
Longitude: -97.0525270636
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 B 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: None
Notice Sent Date: 4/15/2025
Notice Value: \$745,022
Protest Deadline Date: 7/12/2024

Site Number: 800086213
Site Name: CEDAR RIDGE ADDITION II Block B Lot 14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,806
Percent Complete: 100%
Land Sqft^{*}: 7,475
Land Acres^{*}: 0.1716
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:
JOSE SHINE
Primary Owner Address:
7622 KIWANA CT
GRAND PRAIRIE, TX 75054

Deed Date: 10/15/2024
Deed Volume:
Deed Page:
Instrument: [D224186172](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	3/28/2024	D224056597		



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	\$630,022	\$115,000	\$745,022	\$745,022
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

- 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.