

Tarrant Appraisal District

Property Information | PDF

Account Number: 43019253

Address: 7618 KIOWANA CT

City: GRAND PRAIRIE

Georeference: 6887-B-15

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 B Lot 15

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: \$757,520

Protest Deadline Date: 7/12/2024

Site Number: 800086219

Site Name: CEDAR RIDGE ADDITION II Block B Lot 15

Latitude: 32.5706176559

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

Longitude: -97.0525285453

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,807
Percent Complete: 100%

Land Sqft*: 6,900 Land Acres*: 0.1584

and Acres . 0.150

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

WILLIAMS LARRY

AKAMNONU JACLYN-MARIE Primary Owner Address:

7618 KIOWANA CT

GRAND PRAIRIE, TX 75054

Deed Date: 10/25/2024

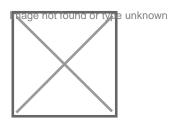
Deed Volume: Deed Page:

Instrument: D224194161

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

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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	\$642,520	\$115,000	\$757,520	\$757,520
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.