



**Address:** [7618 KIWANA CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 6887-B-15  
**Subdivision:** CEDAR RIDGE ADDITION II  
**Neighborhood Code:** 1M5004

**Latitude:** 32.5706176559  
**Longitude:** -97.0525285453  
**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 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  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,807  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,900  
**Land Acres<sup>\*</sup>:** 0.1584  
**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:**  
WILLIAMS LARRY  
AKAMNONU JACLYN-MARIE  
**Primary Owner Address:**  
7618 KIWANA 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	<a href="#">D223137513</a>		



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	\$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.

+ 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.