



Address: [7614 KIWANA CT](#)
City: GRAND PRAIRIE
Georeference: 6887-B-16
Subdivision: CEDAR RIDGE ADDITION II
Neighborhood Code: 1M5004

Latitude: 32.5707887708
Longitude: -97.0525299616
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 16

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: \$380,241
Protest Deadline Date: 7/12/2024

Site Number: 800086217
Site Name: CEDAR RIDGE ADDITION II Block B Lot 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,922
Percent Complete: 40%
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:
CADE SAMMIE
Primary Owner Address:
7614 KIWANA CT
GRAND PRAIRIE, TX 75054

Deed Date: 4/28/2025
Deed Volume:
Deed Page:
Instrument: [D225075929](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	7/18/2024	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 ⁺
2025	\$265,241	\$115,000	\$380,241	\$380,241
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.