

# Tarrant Appraisal District Property Information | PDF Account Number: 07990960

## Address: <u>6864 CAPE COD DR</u>

City: GRAND PRAIRIE Georeference: 38495-M-5 Subdivision: SHORES AT GRAND PENINSULA Neighborhood Code: 1M500K Latitude: 32.6084071507 Longitude: -97.0432518993 TAD Map: 2138-340 MAPSCO: TAR-112Z





This map, content, and location of property is provided by Google Services.

## **PROPERTY DATA**

### Legal Description: SHORES AT GRAND PENINSULA Block M Lot 5

#### Jurisdictions:

CITY OF GRAND PRAIRIE (038) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

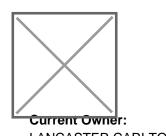
## State Code: A

Year Built: 2004 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07990960 Site Name: SHORES AT GRAND PENINSULA-M-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,058 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,775 Land Acres<sup>\*</sup>: 0.1784 Pool: N

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

# **OWNER INFORMATION**



LANCASTER CARLTON JR **Primary Owner Address:** 6864 CAPE COD DR GRAND PRAIRIE, TX 75054-6825 Deed Date: 6/17/2005 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D205177955

| Р      | revious Owners    | Date      | Instrument                              | Deed Volume | Deed Page |
|--------|-------------------|-----------|---|-------------|-----------|
| WEEK   | LEY HOMES LP      | 3/23/2004 | D204089920                              | 0000000     | 0000000   |
| W/J GF | RAND PENINSULA LP | 1/1/2002  | 000000000000000000000000000000000000000 | 000000      | 0000000   |

# 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 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$403,389          | \$75,000    | \$478,389    | \$478,389        |
| 2023 | \$412,338          | \$75,000    | \$487,338    | \$442,086        |
| 2022 | \$364,900          | \$45,000    | \$409,900    | \$401,896        |
| 2021 | \$324,086          | \$45,000    | \$369,086    | \$365,360        |
| 2020 | \$287,145          | \$45,000    | \$332,145    | \$332,145        |

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.