



## LOCATION

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**Address:** [6831 LAGOON DR](#)

**City:** GRAND PRAIRIE

**Georeference:** 23555H-J-3

**Subdivision:** LANDING AT GRAND PENINSULA

**Neighborhood Code:** 1M500J

**Latitude:** 32.6105137415

**Longitude:** -97.0416701076

**TAD Map:** 2138-340

**MAPSCO:** TAR-112V



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** LANDING AT GRAND  
PENINSULA Block J Lot 3

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07992866

**Site Name:** LANDING AT GRAND PENINSULA-J-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,038

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,269

**Land Acres<sup>\*</sup>:** 0.1439

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

BEAMAN CORINE C

**Primary Owner Address:**

6831 LAGOON DR

GRAND PRAIRIE, TX 75054-6819

**Deed Date:** 1/25/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210034978](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGILL ELAINE A;MEGILL JOHN R	1/3/2005	<a href="#">D206095053</a>	0000000	0000000
ADMINISTRATOR VETERAN AFFAIRS	9/15/2004	<a href="#">D204302147</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	9/7/2004	<a href="#">D204287533</a>	0000000	0000000
ZUNIGA ANTONIO JR;ZUNIGA VICKI	3/28/2003	00165470000108	0016547	0000108
GOODMAN FAMILY OF BUILDERS LP	12/5/2002	00161960000067	0016196	0000067
W/J GRAND PENINSULA LP	1/1/2002	000000000000000	0000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$310,000	\$60,000	\$370,000	\$310,672
2023	\$296,457	\$60,000	\$356,457	\$282,429
2022	\$206,754	\$50,000	\$256,754	\$256,754
2021	\$206,754	\$50,000	\$256,754	\$256,754
2020	\$206,754	\$50,000	\$256,754	\$256,754

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.