



LOCATION

Address: [7043 BEACON DR](#)

City: GRAND PRAIRIE

Georeference: 8537J-D-2

Subdivision: COVE AT GRAND PENINSULA, THE

Neighborhood Code: 1M500L

Latitude: 32.6006771015

Longitude: -97.0430252969

TAD Map: 2138-340

MAPSCO: TAR-126D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COVE AT GRAND PENINSULA,
THE Block D Lot 2

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: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40559130

Site Name: COVE AT GRAND PENINSULA, THE-D-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,137

Percent Complete: 100%

Land Sqft^{*}: 7,337

Land Acres^{*}: 0.1684

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:

TRAN THAI

TRAN MARTY FERGUSON

Primary Owner Address:

7043 BEACON DR
GRAND PRAIRIE, TX 75054-3204

Deed Date: 7/28/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211181902](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORTGAGEIT INC	6/7/2011	D211155361	0000000	0000000
RUEDA ADRIAN R	8/17/2005	D205255125	0000000	0000000
RUEDA ADRIAN R	8/17/2005	D205246044	0000000	0000000
HIGHLAND HOMES LTD	4/19/2005	D205116688	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	D205045892	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2004	0000000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$316,769	\$70,000	\$386,769	\$386,769
2023	\$322,662	\$70,000	\$392,662	\$354,116
2022	\$295,521	\$60,000	\$355,521	\$321,924
2021	\$232,658	\$60,000	\$292,658	\$292,658
2020	\$207,036	\$60,000	\$267,036	\$267,036

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.