

LOCATION

Address: [6940 CLIPPER DR](#)

City: GRAND PRAIRIE

Georeference: 7553-B-4

Subdivision: COAST AT GRAND PENINSULA,THE

Neighborhood Code: 1M500A

Latitude: 32.604763768

Longitude: -97.0435635056

TAD Map: 2138-340

MAPSCO: TAR-112Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COAST AT GRAND
PENINSULA,THE Block B Lot 4

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: 40560392

Site Name: COAST AT GRAND PENINSULA,THE-B-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,704

Percent Complete: 100%

Land Sqft^{*}: 7,447

Land Acres^{*}: 0.1709

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:

JAMES KARAYA

Primary Owner Address:

6940 CLIPPER DR
GRAND PRAIRIE, TX 75054

Deed Date: 6/16/2020

Deed Volume:

Deed Page:

Instrument: [D220139447](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANCELLOR JASON C;CHANCELLOR JESSICA	5/16/2018	D218106797		
CURRIER MARIE;CURRIER MICHAEL E	2/14/2006	D206049169	0000000	0000000
WEEKLEY HOMES LP	9/1/2005	D205272282	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	D205045892	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2004	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$351,278	\$80,000	\$431,278	\$431,278
2023	\$365,093	\$80,000	\$445,093	\$424,884
2022	\$316,258	\$70,000	\$386,258	\$386,258
2021	\$254,688	\$70,000	\$324,688	\$324,688
2020	\$233,003	\$70,000	\$303,003	\$303,003

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.