



LOCATION

Address: [6944 CLIPPER DR](#)

City: GRAND PRAIRIE

Georeference: 7553-B-5

Subdivision: COAST AT GRAND PENINSULA,THE

Neighborhood Code: 1M500A

Latitude: 32.6046154406

Longitude: -97.0434653905

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 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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40560406

Site Name: COAST AT GRAND PENINSULA,THE-B-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,092

Percent Complete: 100%

Land Sqft^{*}: 7,440

Land Acres^{*}: 0.1707

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:

KINARD BARBARA K

Primary Owner Address:

6944 CLIPPER DR

GRAND PRAIRIE, TX 75054-7220

Deed Date: 7/21/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206237525](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	2/14/2006	D206061579	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	\$260,000	\$80,000	\$340,000	\$340,000
2023	\$291,885	\$80,000	\$371,885	\$320,650
2022	\$254,818	\$70,000	\$324,818	\$291,500
2021	\$195,000	\$70,000	\$265,000	\$265,000
2020	\$180,000	\$70,000	\$250,000	\$250,000

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.