



## LOCATION

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**Address:** [6967 REGATTA DR](#)

**City:** GRAND PRAIRIE

**Georeference:** 7553-E-9

**Subdivision:** COAST AT GRAND PENINSULA,THE

**Neighborhood Code:** 1M500A

**Latitude:** 32.6032191185

**Longitude:** -97.0442546807

**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

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**Legal Description:** COAST AT GRAND  
PENINSULA,THE Block E Lot 9

**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:** 40561178

**Site Name:** COAST AT GRAND PENINSULA,THE-E-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,002

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

LAWSON BOBBY

UKAOGO ONYINYECHI

**Primary Owner Address:**

6967 REGATTA DR

GRAND PRAIRIE, TX 75054

**Deed Date:** 11/21/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224210148](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTANEZ JOSE;MONTANEZ KATHLEEN	8/3/2018	<a href="#">D218172531</a>		
NICHOLS BRYAN;NICHOLS SHANNON R	5/30/2006	<a href="#">D206167541</a>	0000000	0000000
HIGHLAND HOMES LTD	12/28/2005	<a href="#">D206006525</a>	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	<a href="#">D205045892</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$496,426	\$80,000	\$576,426	\$528,770
2023	\$489,354	\$80,000	\$569,354	\$480,700
2022	\$367,000	\$70,000	\$437,000	\$437,000
2021	\$332,689	\$70,000	\$402,689	\$402,689
2020	\$309,000	\$70,000	\$379,000	\$379,000

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

There are no exemptions for this property

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.