

## LOCATION

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**Address:** [6931 CATAMARAN DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 7553-G-16  
**Subdivision:** COAST AT GRAND PENINSULA,THE  
**Neighborhood Code:** 1M500A

**Latitude:** 32.6036843168  
**Longitude:** -97.0467244453  
**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 G Lot 16

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40561798

**Site Name:** COAST AT GRAND PENINSULA,THE-G-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,813

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,435

**Land Acres<sup>\*</sup>:** 0.1706

**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:**

FLOREZ SAMUEL I  
FLOREZ DENISE YORK

**Primary Owner Address:**

6931 CATAMARAN DR  
GRAND PRAIRIE, TX 75054-7218

**Deed Date:** 8/4/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209213749](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN BROOKE BROWN;BROWN JASON	4/6/2007	<a href="#">D207126957</a>	0000000	0000000
HIGHLAND HOMES LTD	1/20/2006	<a href="#">D206026703</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	\$345,500	\$100,000	\$445,500	\$445,500
2023	\$370,000	\$100,000	\$470,000	\$425,222
2022	\$328,279	\$87,500	\$415,779	\$386,565
2021	\$263,923	\$87,500	\$351,423	\$351,423
2020	\$241,245	\$87,500	\$328,745	\$328,745

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.