

## LOCATION

**Address:** [7039 SURFSIDE LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-L-3  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.5984264003  
**Longitude:** -97.0476484919  
**TAD Map:** 2138-336  
**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 L Lot 3

**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:** 40945847

**Site Name:** COVE AT GRAND PENINSULA, THE-L-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,641

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

**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

**Current Owner:**

TITLER CHRISTINA

TITLER G

**Primary Owner Address:**

7039 SURFSIDE LN  
 GRAND PRAIRIE, TX 75054-7257

**Deed Date:** 10/26/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207396677](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES LTD	6/4/2007	<a href="#">D207199533</a>	0000000	0000000
W/J PENINSULA DEV LP	1/1/2005	00000000000000	0000000	0000000

## VALUES

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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	\$360,494	\$70,000	\$430,494	\$430,494
2023	\$367,209	\$70,000	\$437,209	\$392,390
2022	\$336,160	\$60,000	\$396,160	\$356,718
2021	\$264,289	\$60,000	\$324,289	\$324,289
2020	\$234,985	\$60,000	\$294,985	\$294,985

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

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- 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.