

LOCATION

Address: [7068 BETHLEHEM DR](#)

City: GRAND PRAIRIE

Georeference: 8537J-L-13

Subdivision: COVE AT GRAND PENINSULA, THE

Neighborhood Code: 1M500L

Latitude: 32.5974137888

Longitude: -97.0474512155

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 13

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: 40945960

Site Name: COVE AT GRAND PENINSULA, THE-L-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,773

Percent Complete: 100%

Land Sqft^{*}: 6,500

Land Acres^{*}: 0.1492

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:

ALMAGUER JOHN

ALMAGUER PATRICIA

Primary Owner Address:

7068 BETHLEHEM DR
GRAND PRAIRIE, TX 75054

Deed Date: 3/18/2016

Deed Volume:

Deed Page:

Instrument: [D216056052](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|-----------|----------------------------|-------------|-----------|
| TRAN DUYEN VU;TRAN HUY D | 3/27/2007 | D207118162 | 0000000 | 0000000 |
| HIGHLAND HOMES LTD | 9/27/2006 | D206322696 | 0000000 | 0000000 |
| W/J PENINSULA DEV LP | 1/1/2005 | 00000000000000 | 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 | \$374,788 | \$70,000 | \$444,788 | \$444,788 |
| 2023 | \$381,771 | \$70,000 | \$451,771 | \$405,194 |
| 2022 | \$349,527 | \$60,000 | \$409,527 | \$368,358 |
| 2021 | \$274,871 | \$60,000 | \$334,871 | \$334,871 |
| 2020 | \$244,437 | \$60,000 | \$304,437 | \$304,437 |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.