



LOCATION

Address: [6951 SEASCAPE DR](#)
City: GRAND PRAIRIE
Georeference: 7553-N-13
Subdivision: COAST AT GRAND PENINSULA,THE
Neighborhood Code: 1M500A

Latitude: 32.6003817808
Longitude: -97.0489738299
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: COAST AT GRAND
PENINSULA,THE Block N 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: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41321456

Site Name: COAST AT GRAND PENINSULA,THE-N-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,955

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

FORBI JULIET

Primary Owner Address:

6951 SEASCAPE DR
GRAND PRAIRIE, TX 75054

Deed Date: 12/19/2016

Deed Volume:

Deed Page:

Instrument: [D216298132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS ANDREA;WILLIAMS COBY	5/7/2010	D210114083	0000000	0000000
GRAND HOMES 2008 LP	1/15/2010	D210015500	0000000	0000000
W/J PENINSULA DEVELOPMENT LP	1/1/2007	0000000000000000	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	\$498,173	\$80,000	\$578,173	\$539,528
2023	\$517,985	\$80,000	\$597,985	\$490,480
2022	\$396,550	\$70,000	\$466,550	\$445,891
2021	\$335,355	\$70,000	\$405,355	\$405,355
2020	\$318,119	\$70,000	\$388,119	\$388,119

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.