



LOCATION

Address: [6908 CATAMARAN DR](#)
City: GRAND PRAIRIE
Georeference: 7553-H-7
Subdivision: COAST AT GRAND PENINSULA,THE
Neighborhood Code: 1M500X

Latitude: 32.6045874321
Longitude: -97.0468962091
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

Legal Description: COAST AT GRAND
PENINSULA,THE Block H Lot 7

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41321901

Site Name: COAST AT GRAND PENINSULA,THE-H-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,326

Percent Complete: 100%

Land Sqft^{*}: 13,405

Land Acres^{*}: 0.3077

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:

TRAN SUZANA
PHAM ANTHONY D

Primary Owner Address:

6908 CATAMARAN DR
GRAND PRAIRIE, TX 75054

Deed Date: 10/5/2017

Deed Volume:

Deed Page:

Instrument: [D217236350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM ANTHONY ETAL	12/7/2012	D212301019	0000000	0000000
A R A F INC	6/15/2012	D212147151	0000000	0000000
W/J PENINSULA DEVELOPMENT LP	1/1/2007	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$730,641	\$107,695	\$838,336	\$833,507
2023	\$734,000	\$120,000	\$854,000	\$757,734
2022	\$646,157	\$120,000	\$766,157	\$688,849
2021	\$506,226	\$120,000	\$626,226	\$626,226
2020	\$508,521	\$120,000	\$628,521	\$628,521

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.