



LOCATION

Address: [6976 SEABREEZE DR](#)
City: GRAND PRAIRIE
Georeference: 7553-L-12
Subdivision: COAST AT GRAND PENINSULA,THE
Neighborhood Code: 1M500A

Latitude: 32.6007642368
Longitude: -97.0474510368
TAD Map: 2138-340
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 L Lot 12

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: 41322347

Site Name: COAST AT GRAND PENINSULA,THE-L-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,474

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1652

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:

AKINOLA OLUKEMI

AKINOLA JAMES

Primary Owner Address:

6976 SEABREEZE DR
GRAND PRAIRIE, TX 75054-7283

Deed Date: 10/30/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209025292](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHADDOCK BLDRS & DEV INC	9/24/2007	D207359224	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	\$560,447	\$80,000	\$640,447	\$591,692
2023	\$582,375	\$80,000	\$662,375	\$537,902
2022	\$494,100	\$70,000	\$564,100	\$489,002
2021	\$374,547	\$70,000	\$444,547	\$444,547
2020	\$346,257	\$70,000	\$416,257	\$416,257

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.