

LOCATION

Address: [6959 SEABREEZE DR](#)

City: GRAND PRAIRIE

Georeference: 7553-M-4

Subdivision: COAST AT GRAND PENINSULA,THE

Neighborhood Code: 1M500A

Latitude: 32.6011079614

Longitude: -97.0483213798

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 M Lot 4

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: 41322479

Site Name: COAST AT GRAND PENINSULA,THE-M-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,836

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:

ARIAS RUBEN

ARIAS MICHELLE VERONICA

Primary Owner Address:

6959 SEABREEZE DR
GRAND PRAIRIE, TX 75054

Deed Date: 10/22/2019

Deed Volume:

Deed Page:

Instrument: [D219244112](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP SPE PHX1 LLC	5/31/2019	D219117287		
OROSA JOSE E;OROSA KAREN A	7/2/2015	D215145136		
DENNIS RUSSELL;DENNIS STACY	4/14/2011	D211098083	0000000	0000000
GRAND HOMES 2008 L P	5/28/2010	D210143278	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	\$484,835	\$80,000	\$564,835	\$508,307
2023	\$504,102	\$80,000	\$584,102	\$462,097
2022	\$390,912	\$70,000	\$460,912	\$420,088
2021	\$311,898	\$70,000	\$381,898	\$381,898
2020	\$311,898	\$70,000	\$381,898	\$381,898

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.