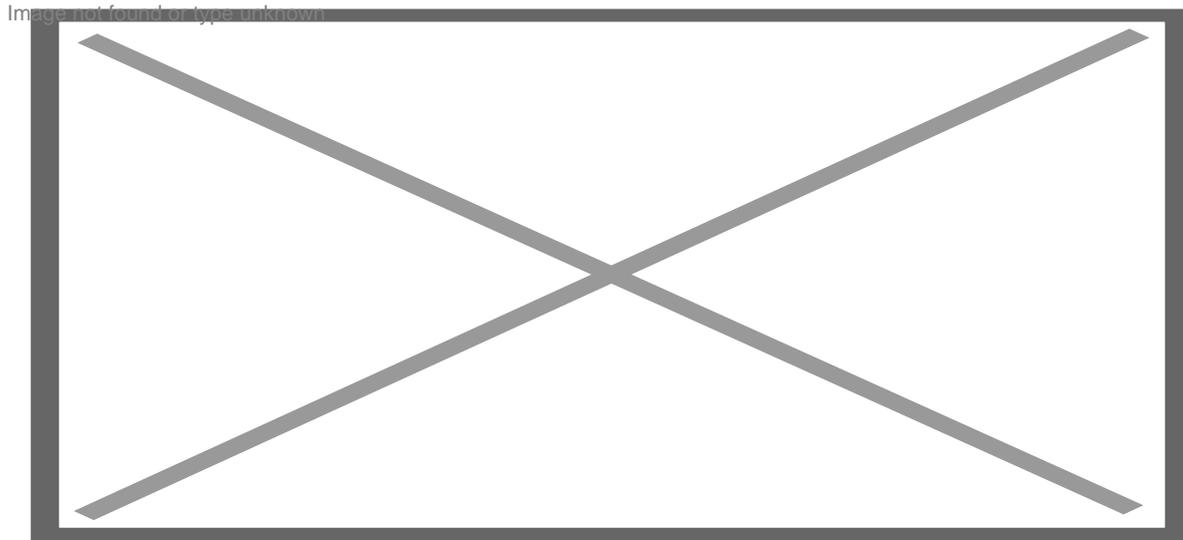




**Address:** [2711 WATERWAY DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-H-3  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.59833936  
**Longitude:** -97.0442946135  
**TAD Map:** 2138-336  
**MAPSCO:** TAR-126D



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** COVE AT GRAND PENINSULA,  
THE Block H Lot 3

**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:** 40944638

**Site Name:** COVE AT GRAND PENINSULA, THE-H-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,868

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,326

**Land Acres<sup>\*</sup>:** 0.1452

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION



**Current Owner:**  
FRANCOIS EARL M  
**Primary Owner Address:**  
2711 WATERWAY DR  
GRAND PRAIRIE, TX 75054-7252

**Deed Date:** 3/26/2007  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D207084624](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY BUILDERS LP	6/26/2006	<a href="#">D206192728</a>	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	\$325,000	\$70,000	\$395,000	\$395,000
2023	\$383,000	\$70,000	\$453,000	\$402,159
2022	\$358,364	\$60,000	\$418,364	\$365,599
2021	\$281,983	\$60,000	\$341,983	\$332,363
2020	\$242,148	\$60,000	\$302,148	\$302,148

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 30 to 49 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.