



Address: [2739 WATERWAY DR](#)
City: GRAND PRAIRIE
Georeference: 8537J-H-10
Subdivision: COVE AT GRAND PENINSULA, THE
Neighborhood Code: 1M500L

Latitude: 32.5978585242
Longitude: -97.0452805972
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 10

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: 40944700

Site Name: COVE AT GRAND PENINSULA, THE-H-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,933

Percent Complete: 100%

Land Sqft^{*}: 6,336

Land Acres^{*}: 0.1454

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:

PEREZ EVANGELINA

Primary Owner Address:

2739 WATERWAY DR
GRAND PRAIRIE, TX 75054-7252

Deed Date: 10/26/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206358450](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY BUILDERS LP	4/12/2006	D206108597	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	\$392,932	\$70,000	\$462,932	\$462,759
2023	\$400,261	\$70,000	\$470,261	\$420,690
2022	\$366,406	\$60,000	\$426,406	\$382,445
2021	\$288,027	\$60,000	\$348,027	\$347,677
2020	\$256,070	\$60,000	\$316,070	\$316,070

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.