

Tarrant Appraisal District

Property Information | PDF

Account Number: 40944700

Address: 2739 WATERWAY DR

City: GRAND PRAIRIE **Georeference:** 8537J-H-10

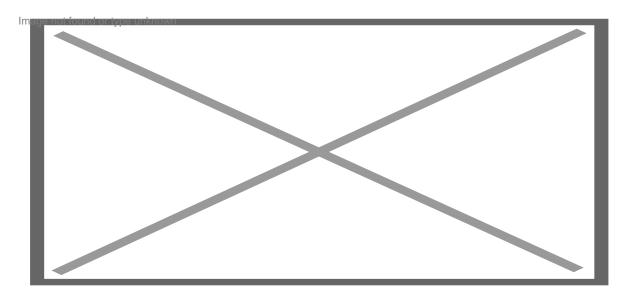
Subdivision: COVE AT GRAND PENINSULA, THE

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.

OWNER INFORMATION

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.