



**Address:** [2751 WATERWAY DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-H-13  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.5976248686  
**Longitude:** -97.0457373858  
**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 13

**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:** 40944735

**Site Name:** COVE AT GRAND PENINSULA, THE-H-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,698

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,070

**Land Acres<sup>\*</sup>:** 0.1623

**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:**

HOANG TRUYEN  
HOANG RAMONA LAI

**Primary Owner Address:**

2751 WATERWAY DR  
GRAND PRAIRIE, TX 75054-7252

**Deed Date:** 9/30/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210248410](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOMES LTD	9/25/2006	<a href="#">D206309256</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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$351,039	\$70,000	\$421,039	\$399,300
2023	\$379,625	\$70,000	\$449,625	\$363,000
2022	\$347,523	\$60,000	\$407,523	\$330,000
2021	\$240,000	\$60,000	\$300,000	\$300,000
2020	\$240,000	\$60,000	\$300,000	\$300,000

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.