

# Tarrant Appraisal District Property Information | PDF Account Number: 40945340

#### Address: 2763 WATERWAY DR

City: GRAND PRAIRIE Georeference: 8537J-H-16 Subdivision: COVE AT GRAND PENINSULA, THE Neighborhood Code: 1M500L Latitude: 32.5974129676 Longitude: -97.0461712605 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 16

#### Jurisdictions:

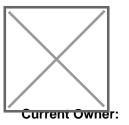
CITY OF GRAND PRAIRIE (038) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

State Code: A Year Built: 2008 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40945340 Site Name: COVE AT GRAND PENINSULA, THE-H-16 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,084 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,048 Land Acres<sup>\*</sup>: 0.1388 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**



STATEN TIERRA MARIE STATEN ALONTE LORENZO

Primary Owner Address: 2763 WATERWAY DR GRAND PRAIRIE, TX 75054 Deed Date: 3/21/2023 Deed Volume: Deed Page: Instrument: D223047936

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABRAMOVIC DARKO	1/2/2015	D215001309		
PARIS JAMES;PARIS NANCY	10/19/2013	D213274670	000000	0000000
NATIONAL RESIDENTIAL NOMINEE	10/18/2013	D213274669	000000	0000000
HARVEY JERMAINE R	12/28/2012	D213000068	000000	0000000
FLORES JOHNNY J JR;FLORES V M	3/19/2009	D209077042	000000	0000000
K-HOVNANIAN HOMES-DFW LLC	6/19/2007	D207218634	000000	0000000
W/J PENINSULA DEV LP	1/1/2005	000000000000000000000000000000000000000	000000	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	\$393,270	\$70,000	\$463,270	\$463,270
2023	\$353,000	\$70,000	\$423,000	\$423,000
2022	\$384,570	\$60,000	\$444,570	\$397,199
2021	\$301,955	\$60,000	\$361,955	\$361,090
2020	\$268,264	\$60,000	\$328,264	\$328,264

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**



# Tarrant Appraisal District Property Information | PDF

### • 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.