



Address: [2795 WATERWAY DR](#)
City: GRAND PRAIRIE
Georeference: 8537J-H-24
Subdivision: COVE AT GRAND PENINSULA, THE
Neighborhood Code: 1M500L

Latitude: 32.5967443813
Longitude: -97.0474789444
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 24

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40945421

Site Name: COVE AT GRAND PENINSULA, THE-H-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,911

Percent Complete: 100%

Land Sqft^{*}: 11,609

Land Acres^{*}: 0.2665

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:
NYARKO JOYCE A
Primary Owner Address:
2795 WATERWAY DR
GRAND PRAIRIE, TX 75054-7252

Deed Date: 6/14/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210148076](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| COSTELLO JOSEPH;COSTELLO KRISTINA | 10/26/2007 | D207391737 | 0000000 | 0000000 |
| HIGHLAND HOMES LTD | 1/3/2007 | D207012300 | 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 | \$392,531 | \$70,000 | \$462,531 | \$445,935 |
| 2023 | \$399,839 | \$70,000 | \$469,839 | \$405,395 |
| 2022 | \$366,038 | \$60,000 | \$426,038 | \$368,541 |
| 2021 | \$287,796 | \$60,000 | \$347,796 | \$335,037 |
| 2020 | \$244,579 | \$60,000 | \$304,579 | \$304,579 |

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.