



**Address:** [2412 WATERSIDE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23271-A-43  
**Subdivision:** LAKESIDE AT GRAND PENINSULA  
**Neighborhood Code:** 1M500C

**Latitude:** 32.6139214374  
**Longitude:** -97.0395229053  
**TAD Map:** 2138-344  
**MAPSCO:** TAR-112Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKESIDE AT GRAND  
PENINSULA Block A Lot 43

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$485,804

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07993234

**Site Name:** LAKESIDE AT GRAND PENINSULA-A-43

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,911

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**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:**

PHAM TU-UYEN THI

**Primary Owner Address:**

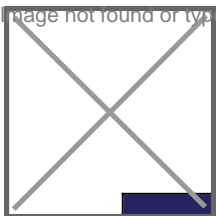
2412 WATERSIDE DR  
GRAND PRAIRIE, TX 75054-6805

**Deed Date:** 8/11/2009

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D209220249](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUI MIKE T;BUI TU-CHYNH PHAM	4/2/2007	<a href="#">D207138877</a>	0000000	0000000
PRUDENTIAL RELOCATION INC	12/10/2005	<a href="#">D207138876</a>	0000000	0000000
WARD BARRY;WARD KIM	1/14/2005	<a href="#">D205020681</a>	0000000	0000000
DREES CUSTOM HOMES LP	7/11/2002	00158270000412	0015827	0000412
W/J GRAND PENINSULA LP	1/1/2002	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	\$365,804	\$120,000	\$485,804	\$485,804
2024	\$365,804	\$120,000	\$485,804	\$452,637
2023	\$376,688	\$120,000	\$496,688	\$411,488
2022	\$292,344	\$120,000	\$412,344	\$374,080
2021	\$220,073	\$120,000	\$340,073	\$340,073
2020	\$221,118	\$120,000	\$341,118	\$341,118

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.