



Address: [2404 WATERSIDE DR](#)
City: GRAND PRAIRIE
Georeference: 23271-A-45
Subdivision: LAKESIDE AT GRAND PENINSULA
Neighborhood Code: 1M500C

Latitude: 32.6142154818
Longitude: -97.0389637905
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 45

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: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$516,595

Protest Deadline Date: 5/24/2024

Site Number: 07993250

Site Name: LAKESIDE AT GRAND PENINSULA-A-45

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,723

Percent Complete: 100%

Land Sqft^{*}: 17,803

Land Acres^{*}: 0.4087

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:

LE DZUNG V
LE TRAM NGUYEN

Primary Owner Address:

2404 WATERSIDE DR
GRAND PRAIRIE, TX 75054

Deed Date: 8/18/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208328860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COHN SHAWN KEVIN	11/17/2004	D204375361	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	3/2/2004	D204077484	0000000	0000000
AKEREDOLU ABENI;AKEREDOLU EBENEZER AK	3/31/2003	00165560000069	0016556	0000069
DREES CUSTOM HOMES LP	11/8/2002	00161310000253	0016131	0000253
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 ⁺
2025	\$396,595	\$120,000	\$516,595	\$516,595
2024	\$396,595	\$120,000	\$516,595	\$499,125
2023	\$444,075	\$120,000	\$564,075	\$453,750
2022	\$350,796	\$120,000	\$470,796	\$412,500
2021	\$255,000	\$120,000	\$375,000	\$375,000
2020	\$255,000	\$120,000	\$375,000	\$375,000

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)
- DISABLED VET 30 to 49 PCT 11.22

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.