



Address: [2407 WATERSIDE DR](#)
City: GRAND PRAIRIE
Georeference: 23271-A-47
Subdivision: LAKESIDE AT GRAND PENINSULA
Neighborhood Code: 1M500C

Latitude: 32.6136282113
Longitude: -97.0386595513
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 47

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: 5/1/2025

Notice Value: \$513,882

Protest Deadline Date: 5/24/2024

Site Number: 07993277

Site Name: LAKESIDE AT GRAND PENINSULA-A-47

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,128

Percent Complete: 100%

Land Sqft^{*}: 23,007

Land Acres^{*}: 0.5281

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:

BETTS CRESHAUN
BETTS JARRELL

Primary Owner Address:

2407 WATERSIDE DR
GRAND PRAIRIE, TX 75054-6806

Deed Date: 8/28/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212211707](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| GUFFEY GARY P;GUFFEY JENNIFER M | 6/7/2006 | D206176547 | 0000000 | 0000000 |
| BABINA CYNTHIA;BABINA JONATHAN | 7/30/2003 | D203284559 | 0017024 | 0000289 |
| DREES CUSTOM HOMES LP | 10/10/2002 | 00160540000121 | 0016054 | 0000121 |
| 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 | \$393,882 | \$120,000 | \$513,882 | \$502,887 |
| 2024 | \$393,882 | \$120,000 | \$513,882 | \$457,170 |
| 2023 | \$405,481 | \$120,000 | \$525,481 | \$415,609 |
| 2022 | \$313,981 | \$120,000 | \$433,981 | \$377,826 |
| 2021 | \$223,478 | \$120,000 | \$343,478 | \$343,478 |
| 2020 | \$223,478 | \$120,000 | \$343,478 | \$343,478 |

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.