



Address: [2428 WATERSIDE DR](#)
City: GRAND PRAIRIE
Georeference: 23271-B-23
Subdivision: LAKESIDE AT GRAND PENINSULA
Neighborhood Code: 1M500C

Latitude: 32.6134910582
Longitude: -97.0404250715
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 B Lot 23

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: \$454,073

Protest Deadline Date: 5/24/2024

Site Number: 07993390

Site Name: LAKESIDE AT GRAND PENINSULA-B-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,538

Percent Complete: 100%

Land Sqft^{*}: 11,007

Land Acres^{*}: 0.2526

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:

TRAN THANH H
TRAN THI T ETAL

Primary Owner Address:

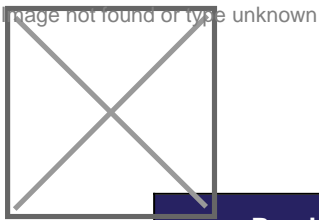
2428 WATERSIDE DR
GRAND PRAIRIE, TX 75054-6805

Deed Date: 12/6/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212308565](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN THANH HAI;TRAN THI T	6/10/2005	000000000000000	0000000	0000000
WEEKLEY HOMES LP	5/14/2002	00156920000382	0015692	0000382
W/J GRAND PENINSULA LP	1/1/2002	000000000000000	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	\$265,000	\$120,000	\$385,000	\$385,000
2024	\$334,073	\$120,000	\$454,073	\$432,511
2023	\$343,773	\$120,000	\$463,773	\$393,192
2022	\$269,010	\$120,000	\$389,010	\$357,447
2021	\$204,952	\$120,000	\$324,952	\$324,952
2020	\$205,924	\$120,000	\$325,924	\$325,924

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.