



**Address:** [2440 WATERSIDE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23271-B-26  
**Subdivision:** LAKESIDE AT GRAND PENINSULA  
**Neighborhood Code:** 1M500C

**Latitude:** 32.6133756851  
**Longitude:** -97.0411981369  
**TAD Map:** 2138-344  
**MAPSCO:** TAR-112V



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 26

**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:** OWNWELL INC (12140)

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

**Notice Value:** \$543,431

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

**Site Number:** 07993420

**Site Name:** LAKESIDE AT GRAND PENINSULA-B-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,406

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,449

**Land Acres<sup>\*</sup>:** 0.2398

**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:**

KOO KWOK-HUN

**Primary Owner Address:**

2440 WATERSIDE DR  
GRAND PRAIRIE, TX 75054-6805

**Deed Date:** 4/8/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210082820](#)

| Previous Owners        | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------------|-----------|----------------------------|-------------|-----------|
| ROUHSELANG KEVIN       | 9/23/2003 | <a href="#">D203365158</a> | 0000000     | 0000000   |
| DREES CUSTOM HOMES LP  | 9/12/2002 | 00159830000041             | 0015983     | 0000041   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$423,431          | \$120,000   | \$543,431    | \$543,431                    |
| 2024 | \$423,431          | \$120,000   | \$543,431    | \$500,381                    |
| 2023 | \$435,956          | \$120,000   | \$555,956    | \$454,892                    |
| 2022 | \$339,012          | \$120,000   | \$459,012    | \$413,538                    |
| 2021 | \$255,944          | \$120,000   | \$375,944    | \$375,944                    |
| 2020 | \$257,160          | \$120,000   | \$377,160    | \$377,160                    |

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.