



Address: [2448 WATERSIDE DR](#)
City: GRAND PRAIRIE
Georeference: 23271-B-28
Subdivision: LAKESIDE AT GRAND PENINSULA
Neighborhood Code: 1M500C

Latitude: 32.6132632295
Longitude: -97.0417255886
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 28

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: \$539,706

Protest Deadline Date: 5/24/2024

Site Number: 07993447

Site Name: LAKESIDE AT GRAND PENINSULA-B-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,964

Percent Complete: 100%

Land Sqft^{*}: 14,710

Land Acres^{*}: 0.3376

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:

SANDERS ALIX JR
SANDERS TANAYA

Primary Owner Address:

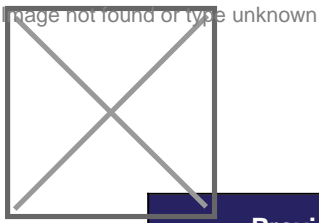
2448 WATERSIDE DR
GRAND PRAIRIE, TX 75054-6805

Deed Date: 7/30/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208297974](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRUL GEORGE;KRUL LINDA M	7/16/2003	D203262938	0016957	0000118
DREES CUSTOM HOMES LP	3/4/2003	00164700000074	0016470	0000074
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	\$419,706	\$120,000	\$539,706	\$539,706
2024	\$419,706	\$120,000	\$539,706	\$519,187
2023	\$468,650	\$120,000	\$588,650	\$471,988
2022	\$367,104	\$120,000	\$487,104	\$429,080
2021	\$270,073	\$120,000	\$390,073	\$390,073
2020	\$270,073	\$120,000	\$390,073	\$390,073

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.