



**Address:** [2444 LAKEWOOD DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23271-A-17  
**Subdivision:** LAKESIDE AT GRAND PENINSULA  
**Neighborhood Code:** 1M500C

**Latitude:** 32.6145213271  
**Longitude:** -97.0422535999  
**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 A Lot 17

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$509,394

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

**Site Number:** 40044459

**Site Name:** LAKESIDE AT GRAND PENINSULA-A-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,055

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,750

**Land Acres<sup>\*</sup>:** 0.2238

**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:**

BREUER PHILIP  
BREUER KIMBERLY

**Primary Owner Address:**

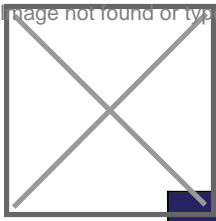
2444 LAKEWOOD DR  
GRAND PRAIRIE, TX 75054-6800

**Deed Date:** 12/8/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204382618](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LP	4/29/2004	<a href="#">D204133950</a>	0000000	0000000
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	\$389,394	\$120,000	\$509,394	\$509,394
2024	\$389,394	\$120,000	\$509,394	\$473,910
2023	\$400,852	\$120,000	\$520,852	\$430,827
2022	\$312,098	\$120,000	\$432,098	\$391,661
2021	\$236,055	\$120,000	\$356,055	\$356,055
2020	\$237,166	\$120,000	\$357,166	\$357,166

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.