



Address: [2428 LAKEWOOD DR](#)
City: GRAND PRAIRIE
Georeference: 23271-A-21
Subdivision: LAKESIDE AT GRAND PENINSULA
Neighborhood Code: 1M500C

Latitude: 32.6149488386
Longitude: -97.04137516
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 21

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

Protest Deadline Date: 5/24/2024

Site Number: 40044491

Site Name: LAKESIDE AT GRAND PENINSULA-A-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,323

Percent Complete: 100%

Land Sqft^{*}: 9,750

Land Acres^{*}: 0.2238

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HANCOCK NICHOLAS

Primary Owner Address:

2428 LAKEWOOD DR
GRAND PRAIRIE, TX 75054

Deed Date: 6/1/2022

Deed Volume:

Deed Page:

Instrument: [D222142685](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMSEY DORICE;RAMSEY GEORGE	8/9/2019	D219183867		
FARR CALLIE P;FARR JAMES S	7/3/2013	D213178373	0000000	0000000
SUTTON GREGORY A;SUTTON LIAN XU	9/24/2004	D204303722	0000000	0000000
WEEKLEY HOMES LP	8/14/2003	D203309660	0017095	0000050
W/J GRAND PENINSULA LP	1/1/2002	0000000000000000	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	\$549,334	\$120,000	\$669,334	\$669,334
2024	\$549,334	\$120,000	\$669,334	\$669,334
2023	\$564,987	\$120,000	\$684,987	\$684,987
2022	\$433,093	\$120,000	\$553,093	\$493,507
2021	\$328,643	\$120,000	\$448,643	\$448,643
2020	\$330,094	\$120,000	\$450,094	\$450,094

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.