



**Address:** [2404 LAKEWOOD DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23271-A-27  
**Subdivision:** LAKESIDE AT GRAND PENINSULA  
**Neighborhood Code:** 1M500C

**Latitude:** 32.6156712582  
**Longitude:** -97.0399638364  
**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 A Lot 27

**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:** None

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

**Notice Value:** \$566,020

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

**Site Number:** 40044564

**Site Name:** LAKESIDE AT GRAND PENINSULA-A-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,380

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,636

**Land Acres<sup>\*</sup>:** 0.3819

**Pool:** Y

<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:**

MELENDEZ GILBERT C  
MELENDEZ ALEJANDRA

**Primary Owner Address:**

2404 LAKEWOOD DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 2/22/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224033696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL MAE ANNETTE	12/18/2023	<a href="#">D223223124</a>		
DUVALL BARRY K;DUVALL MAE ANNETTE	8/5/2008	<a href="#">D208318751</a>	0000000	0000000
FANNIE MAE	5/6/2008	<a href="#">D208181162</a>	0000000	0000000
LUIS ANTHONY C;LUIS CINDY L	12/15/2003	<a href="#">D203464903</a>	0000000	0000000
WEEKLEY HOMES LP	7/28/2003	<a href="#">D203274095</a>	0016993	0000285
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	\$446,020	\$120,000	\$566,020	\$566,020
2024	\$446,020	\$120,000	\$566,020	\$495,507
2023	\$450,899	\$120,000	\$570,899	\$450,461
2022	\$348,166	\$120,000	\$468,166	\$409,510
2021	\$252,282	\$120,000	\$372,282	\$372,282
2020	\$259,957	\$120,000	\$379,957	\$379,957

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.