



Address: [2403 LAKEWOOD DR](#)
City: GRAND PRAIRIE
Georeference: 23271-A-28
Subdivision: LAKESIDE AT GRAND PENINSULA
Neighborhood Code: 1M500C

Latitude: 32.615465812
Longitude: -97.0396777296
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 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: None
Protest Deadline Date: 5/24/2024

Site Number: 40044572
Site Name: LAKESIDE AT GRAND PENINSULA-A-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,670
Percent Complete: 100%
Land Sqft^{*}: 16,306
Land Acres^{*}: 0.3743
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:
RAYA JUAN
Primary Owner Address:
2403 LAKEWOOD DR
GRAND PRAIRIE, TX 75054

Deed Date: 5/28/2021
Deed Volume:
Deed Page:
Instrument: [D221157890](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SBINI HAISAM	10/29/2003	D203414772	0000000	0000000
WEEKLEY HOMES LP	5/1/2003	00166800000177	0016680	0000177
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	\$471,000	\$120,000	\$591,000	\$591,000
2024	\$471,000	\$120,000	\$591,000	\$591,000
2023	\$497,930	\$120,000	\$617,930	\$553,862
2022	\$383,511	\$120,000	\$503,511	\$503,511
2021	\$258,151	\$120,000	\$378,151	\$378,151
2020	\$258,151	\$120,000	\$378,151	\$378,151

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.