



**Address:** [2568 PINNACLE POINT DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 17082-Q-28  
**Subdivision:** HARBOUR AT GRAND PENINSULA  
**Neighborhood Code:** 1M500K

**Latitude:** 32.6069224476  
**Longitude:** -97.0433416323  
**TAD Map:** 2138-340  
**MAPSCO:** TAR-112Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** HARBOUR AT GRAND  
PENINSULA Block Q 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:** \$326,000

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

**Site Number:** 40240592

**Site Name:** HARBOUR AT GRAND PENINSULA-Q-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,149

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,541

**Land Acres<sup>\*</sup>:** 0.1501

**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:**

TRAN THO VAN  
PHAN LAN T

**Primary Owner Address:**

2568 PINNACLE POINT DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 1/26/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224020680](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN LIEN THUY	11/30/2010	<a href="#">D210302637</a>	0000000	0000000
TRAN THANH T VO;TRAN VAN T	8/7/2003	<a href="#">D203297020</a>	0017059	0000270
HIGHLAND HOME LTD	4/21/2003	00166470000172	0016647	0000172
GRAND PENINSULA LP	1/1/2003	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 <sup>+</sup>
2025	\$251,000	\$75,000	\$326,000	\$326,000
2024	\$251,000	\$75,000	\$326,000	\$326,000
2023	\$319,482	\$75,000	\$394,482	\$394,482
2022	\$282,912	\$45,000	\$327,912	\$327,912
2021	\$208,000	\$45,000	\$253,000	\$253,000
2020	\$208,000	\$45,000	\$253,000	\$253,000

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.