



Address: [2517 PINNACLE POINT DR](#)
City: GRAND PRAIRIE
Georeference: 17082-R-15
Subdivision: HARBOUR AT GRAND PENINSULA
Neighborhood Code: 1M500K

Latitude: 32.6074622017
Longitude: -97.0410687823
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 R Lot 15 95% UNDIVIDED
INTEREST
Jurisdictions: CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD (204)
Site Number: 40240770
Site Name: HARBOUR AT GRAND PENINSULA Block R Lot 15 95% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Appximate Size+++: 2,527
State Code: 7
Percent Complete: 100%
Year Built: 2003
Land Sqft*: 6,749
Personal Property Account: 1549
Agent: None **Pool:** N
Notice Sent
Date: 4/15/2025
Notice Value: \$391,852
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
FRAZIER RONDELLT R
Primary Owner Address:
2517 PINNACLE POINT DR
GRAND PRAIRIE, TX 75054
Deed Date: 3/9/2024
Deed Volume:
Deed Page:
Instrument: [D224040339](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAZIER RONDELLT R;TOON-FRAZIER TIARRA T	3/8/2024	D224040339		
FRAZIER RONDELL R;TOON-FRAZIER TIARRA T	1/13/2024	D224007981		
TOON-FRAZIER TIARRA	4/7/2010	D210084434	0000000	0000000
BABINA CRESHA L;BABINA JEFFREY	3/29/2004	D204098870	0000000	0000000
HIGHLAND HOME LTD	7/25/2003	D203283792	0017022	0000062
GRAND PENINSULA LP	1/1/2003	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 ⁺
2025	\$320,602	\$71,250	\$391,852	\$391,852
2024	\$322,147	\$71,250	\$393,397	\$393,397
2023	\$346,649	\$75,000	\$421,649	\$386,829
2022	\$306,663	\$45,000	\$351,663	\$351,663
2021	\$272,259	\$45,000	\$317,259	\$317,259
2020	\$241,119	\$45,000	\$286,119	\$286,119

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.