



**Address:** [2549 MARINA DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 17082-T-8  
**Subdivision:** HARBOUR AT GRAND PENINSULA  
**Neighborhood Code:** 1M500K

**Latitude:** 32.6060504813  
**Longitude:** -97.041608579  
**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 T Lot 8

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$390,251

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

**Site Number:** 40394638

**Site Name:** HARBOUR AT GRAND PENINSULA-T-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,129

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,614

**Land Acres<sup>\*</sup>:** 0.1747

**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:**

MNEIMNE MAHMOUD  
BALHAWANE ABIR EL

**Primary Owner Address:**

2549 MARINA DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 6/24/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224116080](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPENCER ALEXANDER THOMAS;SPENCER SHAWNA BROOKE	9/30/2019	<a href="#">D219228675</a>		
GOOD CARYLE;GOOD HAROLD J	3/18/2005	<a href="#">D205080615</a>	0000000	0000000
HIGHLAND HOMES LTD	9/29/2004	<a href="#">D204310899</a>	0000000	0000000
W/J 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 <sup>+</sup>
2025	\$315,251	\$75,000	\$390,251	\$390,251
2024	\$315,251	\$75,000	\$390,251	\$390,251
2023	\$322,228	\$75,000	\$397,228	\$358,766
2022	\$285,214	\$45,000	\$330,214	\$326,151
2021	\$253,368	\$45,000	\$298,368	\$296,501
2020	\$224,546	\$45,000	\$269,546	\$269,546

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.