



Address: [2711 FOREST LAKE DR](#)
City: GRAND PRAIRIE
Georeference: 45976B-D-4
Subdivision: WEST SHORE AT JOE POOL LAKE
Neighborhood Code: 1M700E

Latitude: 32.6236656986
Longitude: -97.0548875089
TAD Map: 2132-348
MAPSCO: TAR-112Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEST SHORE AT JOE POOL LAKE Block D Lot 4

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: \$375,525

Protest Deadline Date: 5/24/2024

Site Number: 40469891

Site Name: WEST SHORE AT JOE POOL LAKE-D-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,097

Percent Complete: 100%

Land Sqft^{*}: 7,658

Land Acres^{*}: 0.1758

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MANNING BRANDON

Primary Owner Address:

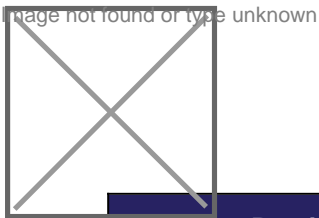
2711 FOREST LAKE DR
GRAND PRAIRIE, TX 75052-8796

Deed Date: 11/7/2014

Deed Volume:

Deed Page:

Instrument: [D214245216](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN LUA THI	8/30/2005	D205261648	0000000	0000000
D R HORTON TEXAS LTD	2/3/2005	D205036104	0000000	0000000
WESTSHORE JOINT VENTURE LAND	1/1/2004	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	\$315,525	\$60,000	\$375,525	\$375,525
2024	\$315,525	\$60,000	\$375,525	\$346,060
2023	\$317,023	\$60,000	\$377,023	\$314,600
2022	\$291,168	\$60,000	\$351,168	\$286,000
2021	\$200,000	\$60,000	\$260,000	\$260,000
2020	\$200,000	\$60,000	\$260,000	\$250,829

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.