



**Address:** [2695 COVE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-F-10  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.5993493129  
**Longitude:** -97.0441246563  
**TAD Map:** 2138-336  
**MAPSCO:** TAR-126D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COVE AT GRAND PENINSULA,  
THE Block F Lot 10

**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:** 2006

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$453,379

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

**Site Number:** 40559769

**Site Name:** COVE AT GRAND PENINSULA, THE-F-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,853

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,120

**Land Acres<sup>\*</sup>:** 0.1404

**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:**

DAVIS MICHAEL L  
DAVIS HOLLY A

**Primary Owner Address:**

2695 COVE DR  
GRAND PRAIRIE, TX 75054-7233

**Deed Date:** 4/22/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213102511](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGRUDER AMY A	10/8/2009	<a href="#">D209276627</a>	0000000	0000000
MCGRUDER AMY;MCGRUDER CURTIS	6/30/2006	<a href="#">D206203638</a>	0000000	0000000
HIGHLAND HOMES LTD	1/11/2005	<a href="#">D205020129</a>	0000000	0000000
W/J GRAND PENINSULA LP	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 <sup>+</sup>
2025	\$383,379	\$70,000	\$453,379	\$453,379
2024	\$383,379	\$70,000	\$453,379	\$431,126
2023	\$390,533	\$70,000	\$460,533	\$391,933
2022	\$357,481	\$60,000	\$417,481	\$356,303
2021	\$263,912	\$60,000	\$323,912	\$323,912
2020	\$241,814	\$60,000	\$301,814	\$301,814

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.