



**Address:** [2680 WATERWAY DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-F-28  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.5992493891  
**Longitude:** -97.0435375439  
**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 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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40559955

**Site Name:** COVE AT GRAND PENINSULA, THE-F-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,118

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

PHAM ANDY H

TRAN THAO T

**Primary Owner Address:**

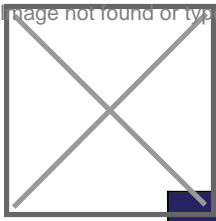
3323 VISTA LAKE CIR  
MANSFIELD, TX 76063

**Deed Date:** 10/19/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215239786](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE THAN	4/29/2005	<a href="#">D205125475</a>	0000000	0000000
LE MINH TRUC;LE THAN	4/29/2005	<a href="#">D205124820</a>	0000000	0000000
HIGHLAND HOMES LTD	9/14/2004	<a href="#">D204294450</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	\$259,000	\$70,000	\$329,000	\$329,000
2024	\$309,000	\$70,000	\$379,000	\$379,000
2023	\$320,777	\$70,000	\$390,777	\$390,777
2022	\$286,078	\$60,000	\$346,078	\$346,078
2021	\$231,864	\$60,000	\$291,864	\$291,864
2020	\$197,000	\$60,000	\$257,000	\$257,000

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

There are no exemptions for this property

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.