



Address: [2608 WATERS EDGE DR](#)
City: GRAND PRAIRIE
Georeference: 2899G-A-12
Subdivision: BLUFFS AT GRAND PENINSULA,THE
Neighborhood Code: 1M500G

Latitude: 32.609379976
Longitude: -97.0467320232
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: BLUFFS AT GRAND PENINSULA,THE Block A Lot 12

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40561992

Site Name: BLUFFS AT GRAND PENINSULA,THE-A-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,744

Percent Complete: 100%

Land Sqft^{*}: 9,010

Land Acres^{*}: 0.2068

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:

GARRETT JERRY
GARRETT PHYLLIS

Primary Owner Address:

2608 WATERS EDGE DR
GRAND PRAIRIE, TX 75054-7210

Deed Date: 9/7/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207339752](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------|-----------|----------------------------|-------------|-----------|
| W/J PENINSULA DEV LP | 2/14/2005 | D205045892 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$450,148 | \$105,000 | \$555,148 | \$555,148 |
| 2024 | \$450,148 | \$105,000 | \$555,148 | \$555,148 |
| 2023 | \$456,942 | \$105,000 | \$561,942 | \$524,167 |
| 2022 | \$428,618 | \$85,000 | \$513,618 | \$476,515 |
| 2021 | \$348,195 | \$85,000 | \$433,195 | \$433,195 |
| 2020 | \$311,960 | \$85,000 | \$396,960 | \$396,960 |

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.