



Address: [2656 WATERS EDGE DR](#)
City: GRAND PRAIRIE
Georeference: 2899G-A-24
Subdivision: BLUFFS AT GRAND PENINSULA,THE
Neighborhood Code: 1M500G

Latitude: 32.6081708483
Longitude: -97.0492944013
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 24

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: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$570,000

Protest Deadline Date: 5/24/2024

Site Number: 40562123

Site Name: BLUFFS AT GRAND PENINSULA,THE-A-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,655

Percent Complete: 100%

Land Sqft^{*}: 9,078

Land Acres^{*}: 0.2084

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HICKMAN ERIC J
SPINALE CHRISTINA

Primary Owner Address:

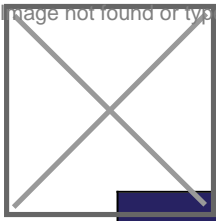
2656 WATERS EDGE DR
GRAND PRAIRIE, TX 75054

Deed Date: 6/26/2017

Deed Volume:

Deed Page:

Instrument: [D217145666](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
R H CALVERT III ETUX K S LV TR	7/6/2011	D211170836	0000000	0000000
CALVERT KAY S;CALVERT ROSS H	1/14/2011	D211015558	0000000	0000000
DREES CUSTOM HOMES LP	6/7/2005	000000000000000	0000000	0000000
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	\$445,000	\$105,000	\$550,000	\$550,000
2024	\$465,000	\$105,000	\$570,000	\$548,129
2023	\$486,804	\$105,000	\$591,804	\$498,299
2022	\$442,484	\$85,000	\$527,484	\$452,999
2021	\$326,817	\$85,000	\$411,817	\$411,817
2020	\$300,000	\$85,000	\$385,000	\$385,000

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

- 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.