



Address: [2671 WATERFRONT DR](#)
City: GRAND PRAIRIE
Georeference: 2899G-B-2
Subdivision: BLUFFS AT GRAND PENINSULA,THE
Neighborhood Code: 1M500G

Latitude: 32.6057531015
Longitude: -97.047573113
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 B Lot 2

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: 40562204

Site Name: BLUFFS AT GRAND PENINSULA,THE-B-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,914

Percent Complete: 100%

Land Sqft^{*}: 9,624

Land Acres^{*}: 0.2209

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:

WEST YAHNA
WEST DEMONTE

Primary Owner Address:

2671 WATERFRONT DR
GRAND PRAIRIE, TX 75054

Deed Date: 12/19/2023

Deed Volume:

Deed Page:

Instrument: [D224000671](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RELO DIRECT GOVERNMENT SERVICES LLC	12/14/2023	D224000670		
SHAVERS ROOSEVELT	1/31/2022	D222033736		
SHAVERS CYNTHIA LATANIA;SHAVERS ROOSEVELT	12/30/2019	D220002088		
SVETLIK HARVEY E	6/26/2015	D215140992		
COXON JOHN;COXON LINDA	11/14/2007	D207409309	0000000	0000000
WEEKLEY HOMES LP	5/11/2005	D205140587	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	\$376,317	\$105,000	\$481,317	\$481,317
2024	\$376,317	\$105,000	\$481,317	\$481,317
2023	\$381,817	\$105,000	\$486,817	\$486,817
2022	\$359,310	\$85,000	\$444,310	\$341,001
2021	\$225,001	\$85,000	\$310,001	\$310,001
2020	\$225,000	\$85,000	\$310,000	\$310,000

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.