



**Address:** [2651 WATERFRONT DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 2899G-B-7  
**Subdivision:** BLUFFS AT GRAND PENINSULA,THE  
**Neighborhood Code:** 1M500G

**Latitude:** 32.6068165151  
**Longitude:** -97.0474322384  
**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 7

**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

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$519,098

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

**Site Number:** 40562255

**Site Name:** BLUFFS AT GRAND PENINSULA,THE-B-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,421

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,280

**Land Acres<sup>\*</sup>:** 0.2130

**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:**

HAYES RICHARD G  
HAYES DARLENE G

**Primary Owner Address:**

2651 WATERFRONT DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 12/29/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215290629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENSHEIMER SUSAN COCO	12/28/2015	<a href="#">D215290628</a>		
GENSHEIMER RICHARD;GENSHEIMER SUSAN	4/16/2008	<a href="#">D208157211</a>	0000000	0000000
DREES CUSTOM HOMES LP	3/4/2005	<a href="#">D205070266</a>	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	<a href="#">D205045892</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	\$414,098	\$105,000	\$519,098	\$506,579
2024	\$414,098	\$105,000	\$519,098	\$460,526
2023	\$420,348	\$105,000	\$525,348	\$418,660
2022	\$394,298	\$85,000	\$479,298	\$380,600
2021	\$261,000	\$85,000	\$346,000	\$346,000
2020	\$261,000	\$85,000	\$346,000	\$346,000

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.