



Address: [2639 WATERFRONT DR](#)
City: GRAND PRAIRIE
Georeference: 2899G-B-10
Subdivision: BLUFFS AT GRAND PENINSULA,THE
Neighborhood Code: 1M500G

Latitude: 32.6074123078
Longitude: -97.0471768074
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 10

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: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40562298

Site Name: BLUFFS AT GRAND PENINSULA,THE-B-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,220

Percent Complete: 100%

Land Sqft^{*}: 9,279

Land Acres^{*}: 0.2130

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:

DANG PHU

DANG CHRISTY

Primary Owner Address:

2639 WATERFRONT DR
GRAND PRAIRIE, TX 75054

Deed Date: 7/19/2019

Deed Volume:

Deed Page:

Instrument: [D219161368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRIEDMAN DAVID;FRIEDMAN MELISSA	8/14/2007	D207292069	0000000	0000000
WEEKLEY HOMES LP	2/4/2005	D205039681	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2004	0000000000000000	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	\$364,564	\$105,000	\$469,564	\$469,564
2024	\$364,564	\$105,000	\$469,564	\$469,564
2023	\$427,334	\$105,000	\$532,334	\$435,600
2022	\$389,258	\$85,000	\$474,258	\$396,000
2021	\$275,000	\$85,000	\$360,000	\$360,000
2020	\$270,679	\$85,000	\$355,679	\$355,679

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.