



Address: [2635 WATERFRONT DR](#)
City: GRAND PRAIRIE
Georeference: 2899G-B-11
Subdivision: BLUFFS AT GRAND PENINSULA,THE
Neighborhood Code: 1M500G

Latitude: 32.6076004594
Longitude: -97.0470605942
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 11

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: 2005
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40562301
Site Name: BLUFFS AT GRAND PENINSULA,THE-B-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,793
Percent Complete: 100%
Land Sqft^{*}: 9,279
Land Acres^{*}: 0.2130
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:
BROWN RYAN R
Primary Owner Address:
2635 WATERFRONT DR
GRAND PRAIRIE, TX 75054

Deed Date: 5/7/2021
Deed Volume:
Deed Page:
Instrument: [D221131379](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINNARD ROLANDA;KINNARD TIMOTHY	5/24/2006	D206164397	0000000	0000000
DREES CUSTOM HOMES LP	1/19/2005	D205021660	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	\$406,000	\$105,000	\$511,000	\$511,000
2024	\$450,513	\$105,000	\$555,513	\$555,513
2023	\$457,355	\$105,000	\$562,355	\$522,194
2022	\$389,722	\$85,000	\$474,722	\$474,722
2021	\$347,784	\$85,000	\$432,784	\$432,784
2020	\$311,273	\$85,000	\$396,273	\$396,273

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.