



Address: [2607 WATERFRONT DR](#)
City: GRAND PRAIRIE
Georeference: 2899G-B-18
Subdivision: BLUFFS AT GRAND PENINSULA,THE
Neighborhood Code: 1M500G

Latitude: 32.6088178861
Longitude: -97.0461102655
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 18

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40562387

Site Name: BLUFFS AT GRAND PENINSULA,THE-B-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,989

Percent Complete: 100%

Land Sqft^{*}: 9,955

Land Acres^{*}: 0.2285

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:

MITCHELL WANDA

MITCHELL ALBERT

Primary Owner Address:

2607 WATERFRONT DR
GRAND PRAIRIE, TX 75054-7201

Deed Date: 12/10/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213313387](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOZDULICK JOHN;HOZDULICK TAMMY	8/23/2005	D205253005	0000000	0000000
DREES CUSTOM HOMES LP	3/4/2005	D205070266	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	D205045892	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2004	00000000000000	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	\$408,397	\$105,000	\$513,397	\$513,397
2024	\$408,397	\$105,000	\$513,397	\$513,397
2023	\$455,733	\$105,000	\$560,733	\$542,015
2022	\$447,819	\$85,000	\$532,819	\$492,741
2021	\$362,946	\$85,000	\$447,946	\$447,946
2020	\$324,696	\$85,000	\$409,696	\$409,696

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.