



**Address:** 2604 N GRAND PENINSULA DRIVE  
**City:** GRAND PRAIRIE  
**Georeference:** 2899G-B-1B-09  
**Subdivision:** BLUFFS AT GRAND PENINSULA, THE  
**Neighborhood Code:** 220-Common Area

**Latitude:** 00000000000000000000000000000000  
**Longitude:** 00000000000000000000000000000000  
**TAD Map:** 2138-340  
**MAPSCOPE:** 2138-340  
**MAPSCOPE:** 2138-340



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 1B COMMON AREA

**Jurisdictions:**  
CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40692817  
**Site Name:** BLUFFS AT GRAND PENINSULA, THE-B-1B-09  
**Site Class:** CmnArea - Residential - Common Area  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 4,791  
**Land Acres<sup>\*</sup>:** 0.1099  
**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:**  
GRAND PENINSULA OWNERS ASSN

**Primary Owner Address:**  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX 75093-5198

**Deed Date:** 4/27/2005  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D205132010](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
W/J GRAND PENISULA LP	1/1/2004	0000000000000000	00000000	00000000

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	\$0	\$1	\$1	\$1
2024	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
2020	\$0	\$1	\$1	\$1

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

There are no exemptions for this property

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.