



**Address:** [2724 COVE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-I-12  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.5992510647  
**Longitude:** -97.0454493878  
**TAD Map:** 2138-336  
**MAPSCO:** TAR-126D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** COVE AT GRAND PENINSULA,  
THE Block I Lot 12

**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:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$380,415

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

**Site Number:** 40944824

**Site Name:** COVE AT GRAND PENINSULA, THE-I-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,005

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,768

**Land Acres<sup>\*</sup>:** 0.1783

**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:**

VILLARREAL ARTURO  
VILLARREAL ANGELI

**Primary Owner Address:**

2724 COVE DR  
GRAND PRAIRIE, TX 75054-7249

**Deed Date:** 3/29/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207127171](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY BUILDERS LP	9/27/2006	<a href="#">D206304014</a>	0000000	0000000
W/J PENINSULA DEV LP	1/1/2005	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	\$268,475	\$70,000	\$338,475	\$338,475
2024	\$310,415	\$70,000	\$380,415	\$344,729
2023	\$287,000	\$70,000	\$357,000	\$313,390
2022	\$289,638	\$60,000	\$349,638	\$284,900
2021	\$199,000	\$60,000	\$259,000	\$259,000
2020	\$199,944	\$59,056	\$259,000	\$259,000

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)

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.