



**Address:** [2751 WATERFRONT DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 2899G-A-61  
**Subdivision:** BLUFFS AT GRAND PENINSULA,THE  
**Neighborhood Code:** 1M500G

**Latitude:** 32.6032923539  
**Longitude:** -97.0502050021  
**TAD Map:** 2138-340  
**MAPSCO:** TAR-112Y



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 A Lot 61

**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:** 2011

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 41322886  
**Site Name:** BLUFFS AT GRAND PENINSULA,THE-A-61  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,475  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,749  
**Land Acres<sup>\*</sup>:** 0.2238  
**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:**

MONCRIEF RHONDA  
MONCRIEF TIMOTHY

**Primary Owner Address:**

2751 WATERFRONT DR  
GRAND PRAIRIE, TX 75054-7266

**Deed Date:** 10/26/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211259835](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAY NOWICKI INC	7/12/2011	<a href="#">D211175048</a>	0000000	0000000
W/J PENINSULA DEVELOPMENT LP	1/1/2007	000000000000000	0000000	0000000



## VALUES

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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	\$366,769	\$105,000	\$471,769	\$471,769
2024	\$366,769	\$105,000	\$471,769	\$471,769
2023	\$425,833	\$105,000	\$530,833	\$497,674
2022	\$389,263	\$85,000	\$474,263	\$452,431
2021	\$326,301	\$85,000	\$411,301	\$411,301
2020	\$291,635	\$85,000	\$376,635	\$376,635

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

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- 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.