



**Address:** [2731 WATERS EDGE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 2899G-J-18  
**Subdivision:** BLUFFS AT GRAND PENINSULA,THE  
**Neighborhood Code:** 1M500G

**Latitude:** 32.6050253192  
**Longitude:** -97.0503512421  
**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 J 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:** 2013

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$632,634

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

**Site Number:** 41323017

**Site Name:** BLUFFS AT GRAND PENINSULA,THE-J-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,100

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,649

**Land Acres<sup>\*</sup>:** 0.2215

**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:**

DANIELS GARY  
DANIELS SANDRA

**Primary Owner Address:**

2731 WATERS EDGE DR  
GRAND PRAIRIE, TX 75054-7286

**Deed Date:** 6/14/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213153923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A R A F INC	2/15/2013	<a href="#">D213042189</a>	0000000	0000000
W/J PENINSULA DEVELOPMENT LP	1/1/2007	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	\$527,634	\$105,000	\$632,634	\$632,634
2024	\$527,634	\$105,000	\$632,634	\$613,470
2023	\$573,950	\$105,000	\$678,950	\$557,700
2022	\$422,000	\$85,000	\$507,000	\$507,000
2021	\$422,000	\$85,000	\$507,000	\$507,000
2020	\$392,280	\$85,000	\$477,280	\$477,280

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.