



**Address:** [2727 WATERS EDGE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 2899G-J-19  
**Subdivision:** BLUFFS AT GRAND PENINSULA,THE  
**Neighborhood Code:** 1M500G

**Latitude:** 32.6052418523  
**Longitude:** -97.0503609508  
**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 19

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 41323025

**Site Name:** BLUFFS AT GRAND PENINSULA,THE-J-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,462

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,445

**Land Acres<sup>\*</sup>:** 0.2168

**Pool:** Y

<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:**

WILLIAMS JOHN

WILLIAMS HEATHER

**Primary Owner Address:**

2727 WATERS EDGE DR

GRAND PRAIRIE, TX 75054-7286

**Deed Date:** 7/10/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213180589](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A R A F INC	12/27/2012	<a href="#">D213000369</a>	0000000	0000000
W/J PENINSULA DEVELOPMENT LP	1/1/2007	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 <sup>+</sup>
2025	\$406,070	\$105,000	\$511,070	\$511,070
2024	\$406,070	\$105,000	\$511,070	\$511,070
2023	\$474,436	\$105,000	\$579,436	\$478,387
2022	\$437,193	\$85,000	\$522,193	\$434,897
2021	\$310,361	\$85,000	\$395,361	\$395,361
2020	\$310,361	\$85,000	\$395,361	\$395,361

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.