



Address: [2719 WATERS EDGE DR](#)
City: GRAND PRAIRIE
Georeference: 2899G-J-21
Subdivision: BLUFFS AT GRAND PENINSULA,THE
Neighborhood Code: 1M500G

Latitude: 32.6056764811
Longitude: -97.0504161976
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 21

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: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$626,166

Protest Deadline Date: 5/24/2024

Site Number: 41323041

Site Name: BLUFFS AT GRAND PENINSULA,THE-J-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,115

Percent Complete: 100%

Land Sqft^{*}: 10,275

Land Acres^{*}: 0.2358

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

WELSCH FREDDIE
WELSCH JENNIFER

Primary Owner Address:

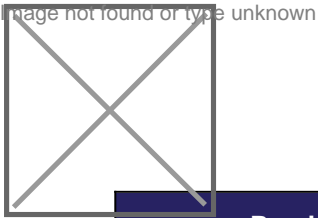
2719 WATERS EDGE DR
GRAND PRAIRIE, TX 75054-7286

Deed Date: 5/29/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209145912](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	9/13/2007	D207331899	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 ⁺
2025	\$521,166	\$105,000	\$626,166	\$597,353
2024	\$521,166	\$105,000	\$626,166	\$543,048
2023	\$528,602	\$105,000	\$633,602	\$493,680
2022	\$477,689	\$85,000	\$562,689	\$448,800
2021	\$323,000	\$85,000	\$408,000	\$408,000
2020	\$323,000	\$85,000	\$408,000	\$408,000

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.