



**Address:** [2711 WATERS EDGE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 2899G-J-23  
**Subdivision:** BLUFFS AT GRAND PENINSULA,THE  
**Neighborhood Code:** 1M500G

**Latitude:** 32.6061204608  
**Longitude:** -97.050402772  
**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 23

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 41323076

**Site Name:** BLUFFS AT GRAND PENINSULA,THE-J-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,180

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,017

**Land Acres<sup>\*</sup>:** 0.2758

**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:**

ELMORE CHIOKE

ELMORE SHAWN

**Primary Owner Address:**

2711 WATERS EDGE DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 6/14/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219130387](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TX4ALL REAL ESTATE SOLUTIONS LLC	11/6/2018	<a href="#">D218264869</a>		
HUGHES JUSTINA;HUGHES KENNETH C	12/22/2008	<a href="#">D208465161</a>	0000000	0000000
K HOVNANIAN HOMES DFW LLC	2/7/2008	<a href="#">D208050695</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	\$556,719	\$105,000	\$661,719	\$661,719
2024	\$556,719	\$105,000	\$661,719	\$661,719
2023	\$612,357	\$105,000	\$717,357	\$677,600
2022	\$597,536	\$85,000	\$682,536	\$616,000
2021	\$475,000	\$85,000	\$560,000	\$560,000
2020	\$439,176	\$85,000	\$524,176	\$524,176

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.