

## LOCATION

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**Address:** [2455 HARBOUR DR](#)

**City:** GRAND PRAIRIE

**Georeference:** 23555H-F-6

**Subdivision:** LANDING AT GRAND PENINSULA

**Neighborhood Code:** 1M500J

**Latitude:** 32.6116447003

**Longitude:** -97.0411484064

**TAD Map:** 2138-344

**MAPSCO:** TAR-112V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** LANDING AT GRAND  
PENINSULA Block F Lot 6

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07992033

**Site Name:** LANDING AT GRAND PENINSULA-F-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,965

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,034

**Land Acres<sup>\*</sup>:** 0.1614

**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

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**Current Owner:**

MELO JOHN D

MELO JUDY C MELO

**Primary Owner Address:**

2455 HARBOUR DR

GRAND PRAIRIE, TX 75054-6809

**Deed Date:** 10/25/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207390807](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GMAC MODEL HOME FINANCE INC	7/24/2002	00158440000269	0015844	0000269
GOODMAN INTERSTS LP	4/30/2002	00156630000099	0015663	0000099
W/J GRAND PENINSULA LP	1/1/2002	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	\$0	\$0	\$0	\$0
2024	\$313,135	\$60,000	\$373,135	\$367,459
2023	\$292,748	\$60,000	\$352,748	\$334,054
2022	\$273,198	\$50,000	\$323,198	\$303,685
2021	\$226,077	\$50,000	\$276,077	\$276,077
2020	\$209,171	\$50,000	\$259,171	\$259,171

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.