

## LOCATION

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**Address:** [2711 LAKE WAY DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 45976B-B-4  
**Subdivision:** WEST SHORE AT JOE POOL LAKE  
**Neighborhood Code:** 1M700E

**Latitude:** 32.6228773168  
**Longitude:** -97.0564231501  
**TAD Map:** 2132-348  
**MAPSCO:** TAR-112Q



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:** WEST SHORE AT JOE POOL  
LAKE Block B Lot 4

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40469689

**Site Name:** WEST SHORE AT JOE POOL LAKE-B-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,958

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,272

**Land Acres<sup>\*</sup>:** 0.1669

**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:**

VELASQUEZ JUAN CARLOS

**Primary Owner Address:**

2711 LAKE WAY DR  
GRAND PRAIRIE, TX 75052-8793

**Deed Date:** 6/9/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208278407](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORTGAGE ELEC REG SYSTEMS INC	2/5/2008	<a href="#">D208048194</a>	0000000	0000000
OKUBO PATRICK	12/22/2005	<a href="#">D206006058</a>	0000000	0000000
D R HORTON TEXAS LTD	7/27/2004	<a href="#">D204240914</a>	0000000	0000000
WESTSHORE JOINT VENTURE LAND	1/1/2004	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	\$306,305	\$60,000	\$366,305	\$342,971
2023	\$307,760	\$60,000	\$367,760	\$311,792
2022	\$282,692	\$60,000	\$342,692	\$283,447
2021	\$197,679	\$60,000	\$257,679	\$257,679
2020	\$198,605	\$60,000	\$258,605	\$245,626

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.