



## LOCATION

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**Address:** [2616 CORAL COVE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 8537J-C-36  
**Subdivision:** COVE AT GRAND PENINSULA, THE  
**Neighborhood Code:** 1M500L

**Latitude:** 32.6027568237  
**Longitude:** -97.0427556285  
**TAD Map:** 2138-340  
**MAPSCO:** TAR-112Z



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:** COVE AT GRAND PENINSULA,  
THE Block C Lot 36

**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:** 40559114

**Site Name:** COVE AT GRAND PENINSULA, THE-C-36

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,041

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,035

**Land Acres<sup>\*</sup>:** 0.1844

**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:**

COLLINS JOSHUA A  
COLLINS XOCHITLQUETZAL R

**Primary Owner Address:**

2616 CORAL COVE DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 4/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220088865](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOSTAFAVI LEYLA;SAFE REZA	1/18/2019	<a href="#">D219012879</a>		
MOSTAFAVI LEYLA	10/14/2009	<a href="#">D209299874</a>	0000000	0000000
SAIFOROAYAI MOHAMMAD R	5/27/2005	<a href="#">D205162022</a>	0000000	0000000
GOODMAN FAMILY OF BUILDERS LP	8/3/2004	<a href="#">D204241848</a>	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2004	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$352,291	\$70,000	\$422,291	\$422,291
2023	\$409,585	\$70,000	\$479,585	\$393,250
2022	\$375,055	\$60,000	\$435,055	\$357,500
2021	\$265,000	\$60,000	\$325,000	\$325,000
2020	\$262,926	\$60,000	\$322,926	\$322,926

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.