



## LOCATION

**Address:** [2656 WATERWAY DR](#)

**City:** GRAND PRAIRIE

**Georeference:** 8537J-F-34

**Subdivision:** COVE AT GRAND PENINSULA, THE

**Neighborhood Code:** 1M500L

**Latitude:** 32.5996600537

**Longitude:** -97.0426703659

**TAD Map:** 2138-336

**MAPSCO:** TAR-126D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** COVE AT GRAND PENINSULA,  
THE Block F Lot 34

**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:** 40560023

**Site Name:** COVE AT GRAND PENINSULA, THE-F-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,842

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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

**Current Owner:**

NI TEHSIN JAMES

**Primary Owner Address:**

2656 WATERWAY DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 1/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222012157](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANDLEY MICHAEL DAWN	2/6/2006	<a href="#">D206038338</a>	0000000	0000000
HIGHLAND HOMES LTD	1/11/2005	<a href="#">D205020129</a>	0000000	0000000
W/J GRAND PENINSULA LP	1/1/2004	00000000000000	0000000	0000000

## VALUES

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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	\$296,831	\$70,000	\$366,831	\$366,831
2023	\$294,000	\$70,000	\$364,000	\$364,000
2022	\$277,014	\$60,000	\$337,014	\$290,258
2021	\$203,871	\$60,000	\$263,871	\$263,871
2020	\$190,000	\$60,000	\$250,000	\$250,000

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

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- 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.