

## LOCATION

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**Address:** [2679 BRIDGEWATER DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 7553-C-17  
**Subdivision:** COAST AT GRAND PENINSULA,THE  
**Neighborhood Code:** 1M500A

**Latitude:** 32.6012165568  
**Longitude:** -97.0453272057  
**TAD Map:** 2138-340  
**MAPSCO:** TAR-126D



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:** COAST AT GRAND  
PENINSULA,THE Block C Lot 17

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40560694

**Site Name:** COAST AT GRAND PENINSULA,THE-C-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,248

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,633

**Land Acres<sup>\*</sup>:** 0.1981

**Pool:** N

+++ Rounded.

\* 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:**

MEINERSHAGEN MATT

**Primary Owner Address:**

2679 BRIDGEWATER DR  
GRAND PRAIRIE, TX 75054-7229

**Deed Date:** 9/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220246780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEINERSHAGEN KAREN;MEINERSHAGEN MATT	6/22/2006	<a href="#">D206193171</a>	0000000	0000000
HIGHLAND HOMES LTD	6/24/2005	<a href="#">D205189653</a>	0000000	0000000
WEEKLEY HOMES LP	5/19/2005	<a href="#">D205150505</a>	0000000	0000000
W/J PENINSULA DEV LP	2/14/2005	<a href="#">D205045892</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	\$522,834	\$80,000	\$602,834	\$557,543
2023	\$543,636	\$80,000	\$623,636	\$506,857
2022	\$420,920	\$70,000	\$490,920	\$460,779
2021	\$348,890	\$70,000	\$418,890	\$418,890
2020	\$320,000	\$70,000	\$390,000	\$390,000

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

- 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.