



LOCATION

Address: [2712 WATERWAY DR](#)

City: GRAND PRAIRIE

Georeference: 8537J-F-21

Subdivision: COVE AT GRAND PENINSULA, THE

Neighborhood Code: 1M500L

Latitude: 32.5987716209

Longitude: -97.0445353245

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 21

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: 40944565

Site Name: COVE AT GRAND PENINSULA, THE-F-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,712

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CERAUL RACHEL L

CERAUL PETER J

Primary Owner Address:

2712 WATERWAY DR

GRAND PRAIRIE, TX 75054-7251

Deed Date: 12/13/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210317522](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TUTTLE CECILIA;TUTTLE ROBERT	8/15/2006	D206256121	0000000	0000000
HIGHLAND HOME LTD	2/9/2006	D206043123	0000000	0000000
W/J PENINSULA DEV LP	1/1/2005	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$338,326	\$70,000	\$408,326	\$397,969
2023	\$394,615	\$70,000	\$464,615	\$361,790
2022	\$357,994	\$60,000	\$417,994	\$328,900
2021	\$239,000	\$60,000	\$299,000	\$299,000
2020	\$239,000	\$60,000	\$299,000	\$299,000

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.