



LOCATION

Address: [2755 BRIDGEWATER DR](#)
City: GRAND PRAIRIE
Georeference: 7553-I-10
Subdivision: COAST AT GRAND PENINSULA,THE
Neighborhood Code: 1M500A

Latitude: 32.5995830747
Longitude: -97.047684443
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: COAST AT GRAND
PENINSULA,THE Block I Lot 10

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: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41320735

Site Name: COAST AT GRAND PENINSULA,THE-I-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,668

Percent Complete: 100%

Land Sqft^{*}: 7,343

Land Acres^{*}: 0.1685

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HUYNH THI B
PHAN CHINH T

Primary Owner Address:

PO BOX 183132
ARLINGTON, TX 76096

Deed Date: 7/26/2014

Deed Volume:

Deed Page:

Instrument: [D214161372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	7/25/2014	D214161371		
KRANZ CLARE;KRANZ MARK S JR	9/21/2012	D212236121	0000000	0000000
DREES CUSTOM HOMES LP	9/13/2007	D207331914	0000000	0000000
W/J PENINSULA DEVELOPMENT LP	1/1/2007	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	\$462,289	\$80,000	\$542,289	\$492,470
2023	\$485,563	\$80,000	\$565,563	\$447,700
2022	\$367,000	\$70,000	\$437,000	\$407,000
2021	\$300,000	\$70,000	\$370,000	\$370,000
2020	\$300,000	\$70,000	\$370,000	\$370,000

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.