



LOCATION

Address: [2753 PORTSIDE DR](#)
City: GRAND PRAIRIE
Georeference: 7553-J-13
Subdivision: COAST AT GRAND PENINSULA,THE
Neighborhood Code: 1M500A

Latitude: 32.6023987786
Longitude: -97.049383944
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

Legal Description: COAST AT GRAND
PENINSULA,THE Block J Lot 13

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: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41320972

Site Name: COAST AT GRAND PENINSULA,THE-J-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,506

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

TRAN THIEN VU

Primary Owner Address:

2753 PORTSIDE DR
GRAND PRAIRIE, TX 75054

Deed Date: 9/19/2024

Deed Volume:

Deed Page:

Instrument: [D224178094](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN CAM NGOC	6/27/2024	D224119027		
KNIGHT JAMES M;KNIGHT JENNY	11/26/2013	D213306715	0000000	0000000
SAWYER CHAD;SAWYER CHRISTINA	3/24/2009	D209086046	0000000	0000000
GRAND HOMES 2008 LP	9/19/2008	D208371759	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	\$387,192	\$80,000	\$467,192	\$465,850
2023	\$441,930	\$80,000	\$521,930	\$423,500
2022	\$348,158	\$70,000	\$418,158	\$385,000
2021	\$280,000	\$70,000	\$350,000	\$350,000
2020	\$280,000	\$70,000	\$350,000	\$350,000

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

There are no exemptions for this property

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.