

## LOCATION

**Address:** [2780 PORTSIDE DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 7553-K-11  
**Subdivision:** COAST AT GRAND PENINSULA,THE  
**Neighborhood Code:** 1M500A

**Latitude:** 32.6021620583  
**Longitude:** -97.0509344592  
**TAD Map:** 2138-340  
**MAPSCO:** TAR-112Y



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 K Lot 11

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41321081

**Site Name:** COAST AT GRAND PENINSULA,THE-K-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,697

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,647

**Land Acres<sup>\*</sup>:** 0.2214

**Pool:** Y

<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:**

LYNCH TIMOTHY  
LYNCH LATONYA R

**Primary Owner Address:**

2780 PORTSIDE DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 3/24/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223050021](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHEY JENNIFER KATHRYN;THOMAS MARCOS B	7/26/2016	<a href="#">D216172232</a>		
MONCIVALIZ RUBEN	3/22/2011	<a href="#">D211070955</a>	0000000	0000000
GRAND HOMES 2008 L P	9/15/2010	<a href="#">D210232304</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$499,716	\$80,000	\$579,716	\$579,716
2023	\$518,340	\$80,000	\$598,340	\$480,371
2022	\$442,149	\$70,000	\$512,149	\$436,701
2021	\$327,001	\$70,000	\$397,001	\$397,001
2020	\$327,001	\$70,000	\$397,001	\$397,001

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.