



Address: [3701 NOVUS CT](#)
City: GRAND PRAIRIE
Georeference: 14513-A-9
Subdivision: FORUM RESIDENTIAL COMM
Neighborhood Code: 1S030A

Latitude: 32.6823641509
Longitude: -97.0488458135
TAD Map: 2138-368
MAPSCO: TAR-098M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: FORUM RESIDENTIAL COMM
Block A Lot 9

Jurisdictions:
CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A
Year Built: 1982
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$363,542
Protest Deadline Date: 5/24/2024

Site Number: 00976962
Site Name: FORUM RESIDENTIAL COMM-A-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,768
Percent Complete: 100%
Land Sqft^{*}: 12,355
Land Acres^{*}: 0.2836
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:
FUOS CAROL RICCIO
Primary Owner Address:
3701 NOVUS CT
GRAND PRAIRIE, TX 75052-7004

Deed Date: 1/23/2001
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208220578](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUOS CAROL;FUOS RONALD D EST	4/28/1983	00074970000491	0007497	0000491



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	\$271,187	\$92,355	\$363,542	\$363,542
2024	\$271,187	\$92,355	\$363,542	\$338,195
2023	\$307,041	\$55,000	\$362,041	\$307,450
2022	\$259,876	\$55,000	\$314,876	\$279,500
2021	\$199,091	\$55,000	\$254,091	\$254,091
2020	\$189,969	\$55,000	\$244,969	\$244,569

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.