



**Address:** [3709 CYRUS CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14513-A-20  
**Subdivision:** FORUM RESIDENTIAL COMM  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6816535081  
**Longitude:** -97.0497747992  
**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 20

**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:** 1989

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$400,270

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00977071

**Site Name:** FORUM RESIDENTIAL COMM-A-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,012

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,326

**Land Acres<sup>\*</sup>:** 0.2600

**Pool:** N

<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:**

MCKINNEY LAWRENCE  
MCKINNEY CHERYL

**Primary Owner Address:**

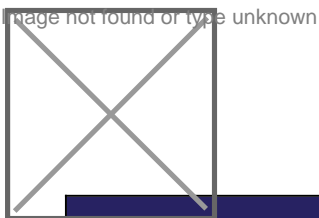
3709 CYRUS CT  
GRAND PRAIRIE, TX 75052-7003

**Deed Date:** 3/21/1997

**Deed Volume:** 0012726

**Deed Page:** 0000909

**Instrument:** 00127260000909



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MTG ASSN	9/3/1996	00124960000418	0012496	0000418
HAMMOND BOBBY E JR;HAMMOND LINDA	8/30/1989	00096890000260	0009689	0000260
CONKLE DEVELOPMENT CORP	12/27/1985	00084080001703	0008408	0001703
FRIZZEL EVERETT TR	2/1/1985	00080800001644	0008080	0001644
KEN PRICHETT HOMES INC	3/4/1983	00074580001719	0007458	0001719
OAK TREE LAND DEV COMPANY	12/31/1900	00000000000000	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	\$308,944	\$91,326	\$400,270	\$400,270
2024	\$308,944	\$91,326	\$400,270	\$374,673
2023	\$349,628	\$55,000	\$404,628	\$340,612
2022	\$270,407	\$55,000	\$325,407	\$309,647
2021	\$226,497	\$55,000	\$281,497	\$281,497
2020	\$216,023	\$55,000	\$271,023	\$271,023

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.