



Address: [2701 CLADIUS DR](#)
City: GRAND PRAIRIE
Georeference: 14513-B-1
Subdivision: FORUM RESIDENTIAL COMM
Neighborhood Code: 1S030A

Latitude: 32.6829629749
Longitude: -97.0493095907
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 B Lot 1

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: \$324,187

Protest Deadline Date: 5/24/2024

Site Number: 00977292

Site Name: FORUM RESIDENTIAL COMM-B-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,136

Percent Complete: 100%

Land Sqft^{*}: 12,835

Land Acres^{*}: 0.2946

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:

ENGLAND JAMES A
ENGLAND LOTTIE B

Primary Owner Address:

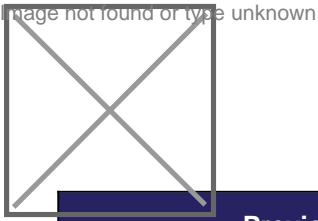
2701 CLADIUS DR
GRAND PRAIRIE, TX 75052

Deed Date: 5/25/2017

Deed Volume:

Deed Page:

Instrument: [D217120477](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAHAM CARLENA;GRAHAM DENNIS D	4/29/1997	00127600000358	0012760	0000358
CANALES MARIA R;CANALES MIGUEL	5/30/1986	00085630001010	0008563	0001010
WAGONER MARTHA;WAGONER WILLIAM H	4/27/1983	00074960001649	0007496	0001649
DOUG WATSON HOMES INC	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 ⁺
2025	\$231,352	\$92,835	\$324,187	\$324,187
2024	\$231,352	\$92,835	\$324,187	\$299,872
2023	\$261,747	\$55,000	\$316,747	\$272,611
2022	\$221,793	\$55,000	\$276,793	\$247,828
2021	\$170,298	\$55,000	\$225,298	\$225,298
2020	\$162,580	\$55,000	\$217,580	\$217,580

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)
- DISABLED VET 100 PCT 11.131

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.