



**Address:** [2806 SPARTACUS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14513-D-12  
**Subdivision:** FORUM RESIDENTIAL COMM  
**Neighborhood Code:** 1S030A

**Latitude:** 32.684265755  
**Longitude:** -97.0520909212  
**TAD Map:** 2132-368  
**MAPSCO:** TAR-098L



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 D Lot 12

**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:** 1979

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$321,918

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

**Site Number:** 00977780

**Site Name:** FORUM RESIDENTIAL COMM-D-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,415

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**Land Acres<sup>\*</sup>:** 0.2203

**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:**

GUTIERREZ MELISSA  
GUTIERREZ D III

**Primary Owner Address:**

2806 SPARTACUS DR  
GRAND PRAIRIE, TX 75052-7006

**Deed Date:** 4/1/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210078723](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEPHENS JOANN;STEPHENS RONALD	9/30/2003	<a href="#">D204199070</a>	0000000	0000000
MATTHEWS DAVID;MATTHEWS VENUS	5/25/1988	00092890000191	0009289	0000191
PRITCHETT KENNETH G	2/27/1984	00077540001298	0007754	0001298
DENNIS L SELBY	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	\$235,518	\$86,400	\$321,918	\$321,918
2024	\$235,518	\$86,400	\$321,918	\$303,917
2023	\$266,575	\$55,000	\$321,575	\$276,288
2022	\$225,857	\$55,000	\$280,857	\$251,171
2021	\$173,337	\$55,000	\$228,337	\$228,337
2020	\$165,492	\$55,000	\$220,492	\$220,492

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.