

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 00978515

Address: 2321 LANCASTER DR

City: GRAND PRAIRIE
Georeference: 14516-C-16

Subdivision: FORUM TERRACE ADDITION

Neighborhood Code: 1S030H

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

## PROPERTY DATA

Legal Description: FORUM TERRACE ADDITION

Block C Lot 16

**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: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$263,143

Protest Deadline Date: 5/24/2024

Latitude: 32.7076300377

**TAD Map:** 2138-376 **MAPSCO:** TAR-084Z

Longitude: -97.0380284146

Site Number: 00978515

Site Name: FORUM TERRACE ADDITION-C-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,220
Percent Complete: 100%

Land Sqft\*: 8,050 Land Acres\*: 0.1848

Pool: Y

+++ Rounded.

## OWNER INFORMATION

Current Owner:

PATTERSON WARREN E

Primary Owner Address:

2321 LANCASTER DR

Deed Date: 10/26/1984

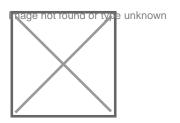
Deed Volume: 0008020

Deed Page: 0002194

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANUEL J MUNOZ	12/31/1900	000000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$190,693	\$72,450	\$263,143	\$215,541
2024	\$190,693	\$72,450	\$263,143	\$195,946
2023	\$204,513	\$40,000	\$244,513	\$178,133
2022	\$201,078	\$40,000	\$241,078	\$161,939
2021	\$131,215	\$40,000	\$171,215	\$147,217
2020	\$120,660	\$40,000	\$160,660	\$133,834

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.