



**Address:** [2321 LANCASTER DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14516-C-16  
**Subdivision:** FORUM TERRACE ADDITION  
**Neighborhood Code:** 1S030H

**Latitude:** 32.7076300377  
**Longitude:** -97.0380284146  
**TAD Map:** 2138-376  
**MAPSCO:** TAR-084Z



Google Map or type unknown

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

**Site Number:** 00978515  
**Site Name:** FORUM TERRACE ADDITION-C-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,220  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,050  
**Land Acres<sup>\*</sup>:** 0.1848  
**Pool:** Y

<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:**  
PATTERSON WARREN E  
**Primary Owner Address:**  
2321 LANCASTER DR  
GRAND PRAIRIE, TX 75052-4605

**Deed Date:** 10/26/1984  
**Deed Volume:** 0008020  
**Deed Page:** 0002194  
**Instrument:** 00080200002194

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANUEL J MUNOZ	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.