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Address: [2317 LANCASTER DR](#)
City: GRAND PRAIRIE
Georeference: 14516-C-17
Subdivision: FORUM TERRACE ADDITION
Neighborhood Code: 1S030H

Latitude: 32.7076273573
Longitude: -97.0378006171
TAD Map: 2138-376
MAPSCO: TAR-084Z



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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 17

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: \$253,811

Protest Deadline Date: 5/24/2024

Site Number: 00978523

Site Name: FORUM TERRACE ADDITION-C-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,347

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

SANDERS DONALD
SANDERS SHARON

Primary Owner Address:

2317 LANCASTER DR
GRAND PRAIRIE, TX 75052-4605

Deed Date: 2/22/1985

Deed Volume: 0008099

Deed Page: 0000909

Instrument: 00080990000909

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAREN S. MOREN	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	\$181,361	\$72,450	\$253,811	\$212,428
2024	\$181,361	\$72,450	\$253,811	\$193,116
2023	\$196,106	\$40,000	\$236,106	\$175,560
2022	\$197,767	\$40,000	\$237,767	\$159,600
2021	\$123,194	\$40,000	\$163,194	\$145,091
2020	\$111,922	\$40,000	\$151,922	\$131,901

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.