



Address: [2309 LANCASTER DR](#)
City: GRAND PRAIRIE
Georeference: 14516-C-19
Subdivision: FORUM TERRACE ADDITION
Neighborhood Code: 1S030H

Latitude: 32.7076219949
Longitude: -97.0373450238
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 19

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: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 00978558
Site Name: FORUM TERRACE ADDITION-C-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,507
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:
J3 LANHAM GROUP LLC
Primary Owner Address:
222 NW JILL ANN DR
BURLESON, TX 76028

Deed Date: 12/20/2023
Deed Volume:
Deed Page:
Instrument: [D223225102](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL JIMMIE L	12/1/2021	D223225101		
DUVALL JIMMIE L;DUVALL KATHLEEN JENKINS	8/19/2020	D220226170		
DUVALL JIMMIE L	12/31/1900	000000000000000	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	\$146,300	\$72,450	\$218,750	\$218,750
2024	\$172,550	\$72,450	\$245,000	\$245,000
2023	\$206,681	\$40,000	\$246,681	\$205,094
2022	\$208,448	\$40,000	\$248,448	\$186,449
2021	\$129,499	\$40,000	\$169,499	\$169,499
2020	\$117,564	\$40,000	\$157,564	\$140,758

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

There are no exemptions for this property

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.