



Address: [2305 LANCASTER DR](#)
City: GRAND PRAIRIE
Georeference: 14516-C-20
Subdivision: FORUM TERRACE ADDITION
Neighborhood Code: 1S030H

Latitude: 32.707619313
Longitude: -97.0371172266
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 20

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

Protest Deadline Date: 5/24/2024

Site Number: 00978566

Site Name: FORUM TERRACE ADDITION-C-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,319

Percent Complete: 100%

Land Sqft^{*}: 7,820

Land Acres^{*}: 0.1795

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:

ANDRADE GABRIEL

ANDRADE HILDA

Primary Owner Address:

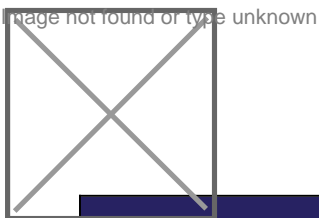
2008 CAP ROCK LN
GRAND PRAIRIE, TX 75052

Deed Date: 2/5/2021

Deed Volume:

Deed Page:

Instrument: [D221039020](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDRADE GABRIEL;ANDRADE VALERIA	5/24/2016	D216116919		
MCGEE JAMES PATRICK EST	10/15/2013	D213270100	0000000	0000000
GREEN VIRGINIA E	5/12/1997	00127680000172	0012768	0000172
GREEN DANIEL L;GREEN SANDRA G	12/29/1995	00122210002095	0012221	0002095
GREEN VIRGINIA ELAINE	9/25/1995	00121160002200	0012116	0002200
ALLEN CHARLES B	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	\$179,543	\$70,380	\$249,923	\$249,923
2024	\$179,543	\$70,380	\$249,923	\$249,923
2023	\$194,122	\$40,000	\$234,122	\$234,122
2022	\$195,767	\$40,000	\$235,767	\$235,767
2021	\$122,042	\$40,000	\$162,042	\$162,042
2020	\$110,898	\$40,000	\$150,898	\$150,898

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.