



Address: [2306 LANCASTER DR](#)
City: GRAND PRAIRIE
Georeference: 14516-D-23
Subdivision: FORUM TERRACE ADDITION
Neighborhood Code: 1S030H

Latitude: 32.7080869617
Longitude: -97.0371110858
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 D Lot 23

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: \$299,889

Protest Deadline Date: 5/24/2024

Site Number: 00979066

Site Name: FORUM TERRACE ADDITION-D-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,644

Percent Complete: 100%

Land Sqft^{*}: 7,935

Land Acres^{*}: 0.1821

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CHAPLE ZORAIDA
HERNANDEZ GARCIA OSMANY

Primary Owner Address:

2306 LANCASTER DR
GRAND PRAIRIE, TX 75052

Deed Date: 6/29/2018

Deed Volume:

Deed Page:

Instrument: [D218143044](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| WILLIAMS ROBERT R | 2/9/2005 | D205053319 | 0000000 | 0000000 |
| MAY CARL J;MAY HELGA | 11/16/1993 | 00113380001026 | 0011338 | 0001026 |
| MULDUR NADRA;MULDUR NECDET | 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 | \$228,474 | \$71,415 | \$299,889 | \$286,732 |
| 2024 | \$228,474 | \$71,415 | \$299,889 | \$260,665 |
| 2023 | \$245,584 | \$40,000 | \$285,584 | \$236,968 |
| 2022 | \$242,495 | \$40,000 | \$282,495 | \$215,425 |
| 2021 | \$155,841 | \$40,000 | \$195,841 | \$195,841 |
| 2020 | \$142,726 | \$40,000 | \$182,726 | \$182,726 |

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)

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.