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Address: [2601 ARGUS DR](#)
City: GRAND PRAIRIE
Georeference: 14516-G-12
Subdivision: FORUM TERRACE ADDITION
Neighborhood Code: 1S030H

Latitude: 32.7092322987
Longitude: -97.0364004065
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 G Lot 12

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: \$290,581

Protest Deadline Date: 5/24/2024

Site Number: 00980129

Site Name: FORUM TERRACE ADDITION-G-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,669

Percent Complete: 100%

Land Sqft^{*}: 8,470

Land Acres^{*}: 0.1944

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:

LYNCH DONA RAQUEL

Primary Owner Address:

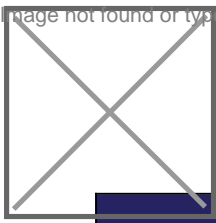
2601 ARGUS DR
GRAND PRAIRIE, TX 75052-4601

Deed Date: 10/19/1998

Deed Volume: 0013482

Deed Page: 0000342

Instrument: 00134820000342



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PADILLA ANDRES;PADILLA LORENA	12/8/1993	00113630000639	0011363	0000639
GARNER DESIREE;GARNER WILLIAM	6/15/1990	00099560002005	0009956	0002005
MCGILL TINA	5/21/1987	00089570001231	0008957	0001231
VISSER APOLONUS T	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	\$204,270	\$76,230	\$280,500	\$245,109
2024	\$214,351	\$76,230	\$290,581	\$222,826
2023	\$231,885	\$40,000	\$271,885	\$202,569
2022	\$233,850	\$40,000	\$273,850	\$184,154
2021	\$145,086	\$40,000	\$185,086	\$167,413
2020	\$131,657	\$40,000	\$171,657	\$152,194

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.