



Address: [2606 TRITON CT](#)
City: GRAND PRAIRIE
Georeference: 14516-H-6
Subdivision: FORUM TERRACE ADDITION
Neighborhood Code: 1S030H

Latitude: 32.7067094849
Longitude: -97.0373169019
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 H Lot 6

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$284,990

Protest Deadline Date: 5/24/2024

Site Number: 00980196

Site Name: FORUM TERRACE ADDITION-H-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,671

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:

BARRON AVELARDO

Primary Owner Address:

2606 TRITON CT
GRAND PRAIRIE, TX 75052

Deed Date: 7/17/2019

Deed Volume:

Deed Page:

Instrument: [D219187442](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARRON AVELARDO;JUAREZ-TORRES ARYLN	4/7/2016	D216074974		
BERLINETTA PROPERTY, LLC	3/31/2016	D216067517		
RESIDENTIAL SOLUTIONS LLC	2/9/2016	D216029340		
SEDA CAROL;SEDA LUIS E	8/21/1997	00128860000036	0012886	0000036
MCELROY JOHN P	11/30/1987	00091450002148	0009145	0002148
SANDERS DAVID B	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	\$212,540	\$72,450	\$284,990	\$269,034
2024	\$212,540	\$72,450	\$284,990	\$244,576
2023	\$229,972	\$40,000	\$269,972	\$222,342
2022	\$231,938	\$40,000	\$271,938	\$202,129
2021	\$143,754	\$40,000	\$183,754	\$183,754
2020	\$130,417	\$40,000	\$170,417	\$170,417

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.