



**Address:** [2613 TRITON CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14516-H-9  
**Subdivision:** FORUM TERRACE ADDITION  
**Neighborhood Code:** 1S030H

**Latitude:** 32.706319177  
**Longitude:** -97.0368330897  
**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 9

**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:** OOWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00980234

**Site Name:** FORUM TERRACE ADDITION-H-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,693

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,050

**Land Acres<sup>\*</sup>:** 0.1848

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

PHAM THOMAS X

PHAM CHINH T

**Primary Owner Address:**

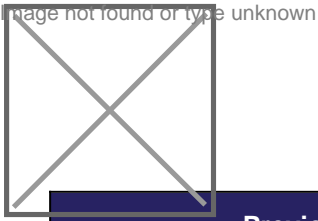
6828 SHALLOWAY DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 3/22/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213076940](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NATIONAL ASSN	6/5/2012	<a href="#">D212144536</a>	0000000	0000000
SHUMPERT DOROTHY;SHUMPERT EDWIN E	7/29/2002	00158720000225	0015872	0000225
SHUMPERT EDWIN E SR	2/9/1998	00130760000439	0013076	0000439
HENGST AMIE M;HENGST LOUIS M	10/5/1984	00079710000698	0007971	0000698
LEONARD M MAGEE	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 <sup>+</sup>
2025	\$178,578	\$72,450	\$251,028	\$251,028
2024	\$178,578	\$72,450	\$251,028	\$251,028
2023	\$190,000	\$40,000	\$230,000	\$230,000
2022	\$190,000	\$40,000	\$230,000	\$230,000
2021	\$88,700	\$40,000	\$128,700	\$128,700
2020	\$88,700	\$40,000	\$128,700	\$128,700

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.