



**Address:** [2601 TRITON CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14516-H-12  
**Subdivision:** FORUM TERRACE ADDITION  
**Neighborhood Code:** 1S030H

**Latitude:** 32.7069278629  
**Longitude:** -97.0368035575  
**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 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:** 1979

**Personal Property Account:** N/A

**Agent:** CBRE INC (12214)

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

**Site Number:** 00980269

**Site Name:** FORUM TERRACE ADDITION-H-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,426

**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:**

RESICAP TEXAS OWNER II LLC

**Primary Owner Address:**

3630 PEACHTREE RD NE SUIT 1500  
ATLANTA, GA 30326

**Deed Date:** 2/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222043831](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIG TIME PROPERTY INVESTMENTS LLC	12/27/2021	<a href="#">D222001327</a>		
HUNT RUSSELL FRANKLIN	11/13/2019	<a href="#">D219282053</a>		
HUNT ANITA F	7/7/2009	000000000000000	0000000	0000000
HUNT ANITA F;HUNT FRANK E EST	12/31/1900	00072200000302	0007220	0000302

## 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	\$184,624	\$72,450	\$257,074	\$257,074
2024	\$184,624	\$72,450	\$257,074	\$257,074
2023	\$199,720	\$40,000	\$239,720	\$239,720
2022	\$201,427	\$40,000	\$241,427	\$241,427
2021	\$125,096	\$40,000	\$165,096	\$165,096
2020	\$113,556	\$40,000	\$153,556	\$153,556

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.