



Address: [2714 CHARON CT](#)
City: GRAND PRAIRIE
Georeference: 14516-H-16
Subdivision: FORUM TERRACE ADDITION
Neighborhood Code: 1S030H

Latitude: 32.7063128857
Longitude: -97.0363899294
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 16

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: 1984

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$292,385

Protest Deadline Date: 5/24/2024

Site Number: 00980307

Site Name: FORUM TERRACE ADDITION-H-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,605

Percent Complete: 100%

Land Sqft^{*}: 7,910

Land Acres^{*}: 0.1815

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:

MCCAULEY CLYDE

Primary Owner Address:

1503 GENTLE WIND DR
ARLINGTON, TX 76018

Deed Date: 8/19/2024

Deed Volume:

Deed Page:

Instrument: [D224148693](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	5/9/2024	D224082154		
ANDREWS DEBORAH KIMBERLY;ANDREWS MICHAEL	9/5/2006	D206283689	0000000	0000000
ROSS RAYMOND E	3/25/2003	D206113874	0000000	0000000
ROSS LUCILE;ROSS RAYMOND E	8/31/1988	00093940002003	0009394	0002003
MONTOYA IRENE S;MONTOYA JOSE B	7/24/1987	00090250000508	0009025	0000508
FRANCISCO GERALD;FRANCISCO KATHY	6/27/1984	00078730000546	0007873	0000546
TRI CITY BLDG INC	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	\$221,195	\$71,190	\$292,385	\$292,385
2024	\$221,195	\$71,190	\$292,385	\$258,338
2023	\$238,277	\$40,000	\$278,277	\$234,853
2022	\$240,229	\$40,000	\$280,229	\$213,503
2021	\$154,094	\$40,000	\$194,094	\$194,094
2020	\$141,129	\$40,000	\$181,129	\$181,129

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.