



Address: [2561 AUGUSTA LN](#)
City: GRAND PRAIRIE
Georeference: 14519-2-2
Subdivision: FORUM VILLAGE S W ADDITION
Neighborhood Code: 1S030C

Latitude: 32.6809799484
Longitude: -97.0432112619
TAD Map: 2138-368
MAPSCO: TAR-098M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: FORUM VILLAGE S W
ADDITION Block 2 Lot 2

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: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$328,777

Protest Deadline Date: 5/24/2024

Site Number: 00980587

Site Name: FORUM VILLAGE S W ADDITION-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,890

Percent Complete: 100%

Land Sqft^{*}: 7,475

Land Acres^{*}: 0.1716

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:

MENDOZA FELICITAS MELGOZA

Primary Owner Address:

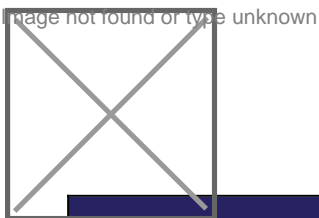
2561 AUGUSTA LN
GRAND PRAIRIE, TX 75052

Deed Date: 12/23/2019

Deed Volume:

Deed Page:

Instrument: [D219296436](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARIP SINKALAY;MYA ZIN MAY Y AYE	7/1/2016	D216146594		
HUYNH HELEN T;LY LEON	4/8/2015	D215070506		
VENTURES TRUST 2013-I-NH	11/5/2014	D214245453		
FREGIA FRANCESCA	8/3/2007	D207280148	0000000	0000000
ANDERSON LESLIE;ANDERSON MILDRED	11/24/1997	00130000000664	0013000	0000664
ALY DAVID LYNN;ALY DEBORAH	7/25/1986	00086260000800	0008626	0000800
US HOME CORPORATION	1/8/1986	00084210001512	0008421	0001512
HEMECRAFT CAPITAL CORP	8/22/1983	00075950001394	0007595	0001394
HEMECRAFT LAND DEV 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	\$261,502	\$67,275	\$328,777	\$328,777
2024	\$261,502	\$67,275	\$328,777	\$311,376
2023	\$278,339	\$45,000	\$323,339	\$283,069
2022	\$232,473	\$45,000	\$277,473	\$257,335
2021	\$199,019	\$45,000	\$244,019	\$233,941
2020	\$167,674	\$45,000	\$212,674	\$212,674

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.