



**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<sup>+++</sup>:** 1,890

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,475

**Land Acres<sup>\*</sup>:** 0.1716

**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:**

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	<a href="#">D216146594</a>		
HUYNH HELEN T;LY LEON	4/8/2015	<a href="#">D215070506</a>		
VENTURES TRUST 2013-I-NH	11/5/2014	<a href="#">D214245453</a>		
FREGIA FRANCESCA	8/3/2007	<a href="#">D207280148</a>	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
HEMOCRAFT CAPITAL CORP	8/22/1983	00075950001394	0007595	0001394
HEMOCRAFT 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 <sup>+</sup>
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.