



**Address:** [2521 AUGUSTA LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14519-2-12  
**Subdivision:** FORUM VILLAGE S W ADDITION  
**Neighborhood Code:** 1S030C

**Latitude:** 32.680981275  
**Longitude:** -97.041094774  
**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 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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00980692

**Site Name:** FORUM VILLAGE S W ADDITION-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,235

**Percent Complete:** 100%

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

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

ANDA PABLO S

ANDA MELISSA

**Primary Owner Address:**

2521 AUGUSTA LN  
GRAND PRAIRIE, TX 75052

**Deed Date:** 2/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220048948](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DS BROWN INV LLC	1/22/2016	<a href="#">D216017261</a>		
CORSON MARK A	10/2/2007	<a href="#">D207368597</a>	0000000	0000000
PEACE TRACY L	3/6/1992	00105600002094	0010560	0002094
TEAM BANK	11/5/1991	00104430001779	0010443	0001779
AMAYA DIANA M;AMAYA RAMIRO	8/24/1984	00079350000499	0007935	0000499
U S HOME CORP	3/22/1984	00077770000017	0007777	0000017
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	\$164,725	\$67,275	\$232,000	\$232,000
2024	\$164,725	\$67,275	\$232,000	\$232,000
2023	\$250,361	\$45,000	\$295,361	\$252,077
2022	\$184,161	\$45,000	\$229,161	\$229,161
2021	\$157,687	\$45,000	\$202,687	\$202,687
2020	\$119,496	\$45,000	\$164,496	\$164,496

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.