



Address: [2558 AUGUSTA LN](#)
City: GRAND PRAIRIE
Georeference: 14519-3-16
Subdivision: FORUM VILLAGE S W ADDITION
Neighborhood Code: 1S030C

Latitude: 32.6814265299
Longitude: -97.0434207748
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 3 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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$355,791

Protest Deadline Date: 5/24/2024

Site Number: 00981060

Site Name: FORUM VILLAGE S W ADDITION-3-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,085

Percent Complete: 100%

Land Sqft^{*}: 9,775

Land Acres^{*}: 0.2244

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:

TRAN NINA

Primary Owner Address:

3611 FLAGSTONE DR
CARROLLTON, TX 75007

Deed Date: 10/24/2020

Deed Volume:

Deed Page:

Instrument: [D220277810](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN PHUONG PHI	1/8/2018	D218029434		
PHAN TINA M	5/22/2009	D209166493	0000000	0000000
PHAN KHIEM;PHAN MAIBACH TUYET	12/28/1984	00080520000852	0008052	0000852
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 ⁺
2025	\$267,816	\$87,975	\$355,791	\$355,791
2024	\$267,816	\$87,975	\$355,791	\$355,791
2023	\$285,923	\$45,000	\$330,923	\$330,923
2022	\$170,000	\$45,000	\$215,000	\$215,000
2021	\$170,000	\$45,000	\$215,000	\$215,000
2020	\$171,226	\$45,000	\$216,226	\$216,226

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.