



Address: [2654 CLAREMONT DR](#)
City: GRAND PRAIRIE
Georeference: 30593-L-31
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6655723818
Longitude: -97.0465185436
TAD Map: 2138-360
MAPSCO: TAR-098V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAK HOLLOW (GRAND PRAIRIE) Block L Lot 31

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: 1982

Personal Property Account: N/A

Agent: MICHAEL C TURNER (00899)

Protest Deadline Date: 5/24/2024

Site Number: 04627563

Site Name: OAK HOLLOW (GRAND PRAIRIE)-L-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,823

Percent Complete: 100%

Land Sqft^{*}: 8,253

Land Acres^{*}: 0.1894

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:

FITE REAL PROPERTY LLC

Primary Owner Address:

1717 ARTS PLAZA
DALLAS, TX 75201

Deed Date: 12/22/2021

Deed Volume:

Deed Page:

Instrument: [D221375853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FITE JAMES R	7/10/2014	D214155132	0000000	0000000
OLIVAREZ DIANA;OLIVAREZ MARK	6/6/2007	D207221074	0000000	0000000
GREEN TREE SERVING LLC	3/6/2007	D207090263	0000000	0000000
SMITH PHILLIP	3/26/2001	00148170000163	0014817	0000163
SMITH NELLIE;SMITH PHILLIP	8/26/1994	00117300001121	0011730	0001121
CLAUDER DOUGLAS;CLAUDER MARGARET	10/5/1993	00113170001144	0011317	0001144
RODRIGUEZ JOSE M;RODRIGUEZ JUANITA	2/27/1992	00105510000953	0010551	0000953
CLAUDER MARK D	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	\$200,723	\$74,277	\$275,000	\$275,000
2024	\$200,723	\$74,277	\$275,000	\$275,000
2023	\$265,119	\$45,000	\$310,119	\$310,119
2022	\$200,085	\$45,000	\$245,085	\$245,085
2021	\$194,865	\$45,000	\$239,865	\$239,865
2020	\$165,163	\$45,000	\$210,163	\$210,163

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.