



**Address:** [4315 MERIDEN CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 38234H-M-16  
**Subdivision:** SHEFFIELD VILLAGE PH 4,5&6 ADN  
**Neighborhood Code:** 1S040N

**Latitude:** 32.6658562354  
**Longitude:** -97.0540253567  
**TAD Map:** 2132-360  
**MAPSCO:** TAR-098U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHEFFIELD VILLAGE PH 4,5&6  
ADN Block M 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:** 1989

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06073247

**Site Name:** SHEFFIELD VILLAGE PH 4,5&6 ADN-M-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,566

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,533

**Land Acres<sup>\*</sup>:** 0.1499

**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:**

WASAI LARIBA M

**Primary Owner Address:**

4315 MERIDEN CT  
GRAND PRAIRIE, TX 75052-4361

**Deed Date:** 6/7/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212152129](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WASAI JAMES;WASAI LARIBA	4/16/1995	00119590001939	0011959	0001939
VAUGHT PATRICIA LYN	1/31/1990	00098300001617	0009830	0001617
CENTEX REAL ESTATE CORP	10/31/1987	00091160000932	0009116	0000932
FOX & JACOBS INC	10/15/1986	00087260000674	0008726	0000674
GRA-SON LAND INC	1/1/1986	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	\$181,343	\$58,797	\$240,140	\$240,140
2024	\$181,343	\$58,797	\$240,140	\$240,140
2023	\$234,738	\$40,000	\$274,738	\$228,932
2022	\$203,058	\$40,000	\$243,058	\$208,120
2021	\$168,698	\$40,000	\$208,698	\$189,200
2020	\$132,000	\$40,000	\$172,000	\$172,000

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.