



Address: [3448 BRAES MEADOW DR](#)
City: GRAND PRAIRIE
Georeference: 14498-1-36
Subdivision: FORUM PLACE
Neighborhood Code: 1S030A

Latitude: 32.6859336775
Longitude: -97.0550981047
TAD Map: 2132-368
MAPSCO: TAR-098L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORUM PLACE Block 1 Lot 36

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: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$311,561

Protest Deadline Date: 5/24/2024

Site Number: 06486479
Site Name: FORUM PLACE-1-36
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,328
Percent Complete: 100%
Land Sqft^{*}: 5,995
Land Acres^{*}: 0.1376
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:

FLORES SANTOS
FLORES JUAN

Primary Owner Address:

3448 BRAES MEADOW DR
GRAND PRAIRIE, TX 75052-8021

Deed Date: 1/31/2002
Deed Volume: 0015464
Deed Page: 0000136
Instrument: 00154640000136

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRESCOTT PROPERTIES INC	11/29/2001	00153650000103	0015365	0000103
MCCOLLOUGH BRYAN W;MCCOLLOUGH SUSAN	12/18/1992	00108900000083	0010890	0000083
CENTEX REAL ESTATE CORP	1/1/1991	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	\$257,606	\$53,955	\$311,561	\$311,561
2024	\$257,606	\$53,955	\$311,561	\$298,810
2023	\$291,394	\$55,000	\$346,394	\$271,645
2022	\$246,584	\$55,000	\$301,584	\$246,950
2021	\$169,500	\$55,000	\$224,500	\$224,500
2020	\$169,500	\$55,000	\$224,500	\$224,500

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.