



Address: [3404 TIPPERARY DR](#)
City: GRAND PRAIRIE
Georeference: 14498-3-1
Subdivision: FORUM PLACE
Neighborhood Code: 1S030A

Latitude: 32.6876155631
Longitude: -97.0558692532
TAD Map: 2132-368
MAPSCO: TAR-098G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORUM PLACE Block 3 Lot 1

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
Protest Deadline Date: 5/24/2024

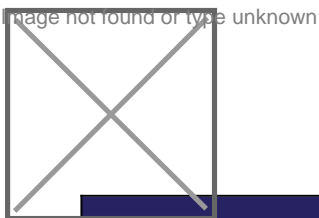
Site Number: 06486908
Site Name: FORUM PLACE-3-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,598
Percent Complete: 100%
Land Sqft^{*}: 8,387
Land Acres^{*}: 0.1925
Pool: N

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RAYNOR RASHAD
Primary Owner Address:
2324 MERLIN DR
GRAND PRAIRIE, TX 75052

Deed Date: 10/26/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHUMAKE RASHAD	5/12/2008	D208178818	0000000	0000000
BANK OF AMERICA NA	12/4/2007	D207440555	0000000	0000000
SHUMATE JENNIFER R	5/24/2006	D206159154	0000000	0000000
STEELE GREGORY S	8/31/2000	00145070000191	0014507	0000191
SALDIVAR ALDO F;SALDIVAR BEVERLEY	8/28/1992	00107570000905	0010757	0000905
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	\$193,127	\$75,483	\$268,610	\$268,610
2024	\$193,127	\$75,483	\$268,610	\$268,610
2023	\$218,130	\$55,000	\$273,130	\$273,130
2022	\$185,018	\$55,000	\$240,018	\$240,018
2021	\$142,424	\$55,000	\$197,424	\$197,424
2020	\$135,988	\$55,000	\$190,988	\$190,988

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.