PROPERTY DATA
Legal Description: FORUM PLACE Block 3 Lot 3

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

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

## +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

**Current Owner: BRILEY LANCE A BRILEY DEANNA** Primary Owner Address: 3412 TIPPERARY DR GRAND PRAIRIE, TX 75052-8016

Deed Volume: 0013889 Deed Page: 0000236 Instrument: 00138890000236

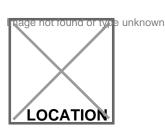
Account Number: 06486	<b>924</b>
Property Information	PDF
Tarrant Appraisal D	istrict

Latitude: 32.6872507357 Longitude: -97.0558623886

Site Number: 06486924 Site Name: FORUM PLACE-3-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,328 Percent Complete: 100% Land Sqft\*: 5,850 Land Acres<sup>\*</sup>: 0.1342 Pool: N

TAD Map: 2132-368 MAPSCO: TAR-098G





Address: 3412 TIPPERARY DR

Subdivision: FORUM PLACE Neighborhood Code: 1S030A

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**City: GRAND PRAIRIE** Georeference: 14498-3-3

Deed Date: 6/24/1999

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATE ANDREA F;TATE GREGORY S	7/17/1992	00107100002375	0010710	0002375
CENTEX REAL ESTATE CORP	1/1/1991	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$257,606	\$52,650	\$310,256	\$310,256
2024	\$257,606	\$52,650	\$310,256	\$310,256
2023	\$291,394	\$55,000	\$346,394	\$295,181
2022	\$246,584	\$55,000	\$301,584	\$268,346
2021	\$188,951	\$55,000	\$243,951	\$243,951
2020	\$180,219	\$55,000	\$235,219	\$235,219

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.