| 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

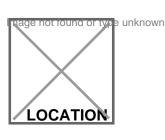
| Account Number: 06486 | <b>924</b> |
|-----------------------|------------|
| Property Information  | PDF        |
| Tarrant Appraisal D   | istrict    |

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

Geoglet Mapd or type unknown

**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.