



Address: [3453 BRAES MEADOW DR](#)
City: GRAND PRAIRIE
Georeference: 14498-3-12
Subdivision: FORUM PLACE
Neighborhood Code: 1S030A

Latitude: 32.6861386964
Longitude: -97.0556105488
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 3 Lot 12

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: \$329,714

Protest Deadline Date: 5/24/2024

Site Number: 06487017

Site Name: FORUM PLACE-3-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,328

Percent Complete: 100%

Land Sqft^{*}: 8,012

Land Acres^{*}: 0.1839

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:

ASUNKA SAMUEL
ASUNKA COMFORT A

Primary Owner Address:

3453 BRAES MEADOW DR
GRAND PRAIRIE, TX 75052-8023

Deed Date: 6/7/1999

Deed Volume: 0013857

Deed Page: 0000304

Instrument: 00138570000304

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------|------------|----------------|-------------|-----------|
| MCMURROUGH CHARLES S SR | 12/11/1992 | 00108790000653 | 0010879 | 0000653 |
| 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 | \$72,108 | \$329,714 | \$329,714 |
| 2024 | \$257,606 | \$72,108 | \$329,714 | \$324,699 |
| 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.