

Tarrant Appraisal District

Property Information | PDF

Account Number: 06487068

Address: 3417 BRAES MEADOW CT

City: GRAND PRAIRIE **Georeference:** 14498-3-16 Subdivision: FORUM PLACE

Neighborhood Code: 1S030A

Googlet Mapd or type unknown

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

PROPERTY DATA

Legal Description: FORUM PLACE Block 3 Lot 16

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: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06487068

Latitude: 32.6868308911

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

Longitude: -97.0555451331

Site Name: FORUM PLACE-3-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,936 Percent Complete: 100%

Land Sqft*: 5,800 Land Acres*: 0.1331

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

MELTON VICTOR MELTON COLLETTE **Primary Owner Address:** 3417 BRAES MEADOW CT

GRAND PRAIRIE, TX 75052-8017

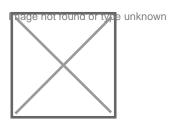
Deed Date: 2/7/2001 Deed Volume: 0000000 **Deed Page: 0000000**

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CHINH M;NGUYEN THUY	8/27/1996	00125090000953	0012509	0000953
WHITMAN MARCUS;WHITMAN TAMARA	6/22/1993	00111150001425	0011115	0001425
CENTEX REAL ESTATE CORP	1/1/1991	00000000000000	0000000	0000000

07-13-2025 Page 1

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



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

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$241,626	\$52,200	\$293,826	\$293,826
2024	\$241,626	\$52,200	\$293,826	\$293,826
2023	\$273,209	\$55,000	\$328,209	\$328,209
2022	\$231,304	\$55,000	\$286,304	\$286,304
2021	\$177,413	\$55,000	\$232,413	\$232,413
2020	\$169,245	\$55,000	\$224,245	\$224,245

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

07-13-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.