



**Address:** [3417 BRAES MEADOW CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14498-3-16  
**Subdivision:** FORUM PLACE  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6868308911  
**Longitude:** -97.0555451331  
**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 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  
**Site Name:** FORUM PLACE-3-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,936  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,800  
**Land Acres<sup>\*</sup>:** 0.1331  
**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:**

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  | 000000000000000 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.

+ 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.