



**Address:** [3409 BRAES MEADOW CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14498-3-18  
**Subdivision:** FORUM PLACE  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6871665511  
**Longitude:** -97.0555560845  
**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 18

**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:** OOWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06487084

**Site Name:** FORUM PLACE-3-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,156

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,869

**Land Acres<sup>\*</sup>:** 0.1576

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

HP TEXAS I LLC

**Primary Owner Address:**

120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 9/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221295620](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OYRIK ILYA	10/23/2018	<a href="#">D218238662</a>		
DUNN DIANE E	1/29/2013	<a href="#">D213026474</a>	0000000	0000000
ALEJANDRO D L ELIZONDO;ALEJANDRO JOSE	6/20/2006	<a href="#">D208023836</a>	0000000	0000000
ALI SYED HAMID;ALI SYEDA	12/21/1992	00108900000054	0010890	0000054
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	\$203,054	\$61,821	\$264,875	\$264,875
2024	\$242,179	\$61,821	\$304,000	\$304,000
2023	\$308,693	\$55,000	\$363,693	\$363,693
2022	\$252,765	\$55,000	\$307,765	\$307,765
2021	\$184,723	\$55,000	\$239,723	\$239,723
2020	\$176,230	\$55,000	\$231,230	\$231,230

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.