

Tarrant Appraisal District

Property Information | PDF

Account Number: 06487092

Address: 3405 BRAES MEADOW CT

City: GRAND PRAIRIE
Georeference: 14498-3-19
Subdivision: FORUM PLACE
Neighborhood Code: 1S030A

Longitude: -97.0555044256 **TAD Map:** 2132-368 **MAPSCO:** TAR-098G

Latitude: 32.6873858934



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

PROPERTY DATA

Legal Description: FORUM PLACE Block 3 Lot 19

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: 06487092

Site Name: FORUM PLACE-3-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,766
Percent Complete: 100%

Land Sqft*: 10,976 Land Acres*: 0.2519

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:Deed Date: 6/7/2022JAWSHAN NASIRDeed Volume:Primary Owner Address:Deed Page:

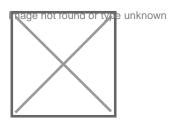
6619 JOHNS CT

ARLINGTON, TX 76016 Instrument: <u>D222146010</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYERS CLIFFORD E;MYERS DEBORAH	12/21/2018	D219001614		
HARDY ALISA L	11/8/2000	00146080000443	0014608	0000443
TORO EDWIN ETAL JR	6/29/1993	00111330001591	0011133	0001591
CENTEX REAL ESTATE CORP	1/1/1991	00000000000000	0000000	0000000

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^{*} 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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$229,024	\$90,976	\$320,000	\$320,000
2024	\$229,024	\$90,976	\$320,000	\$320,000
2023	\$264,110	\$55,000	\$319,110	\$319,110
2022	\$225,031	\$55,000	\$280,031	\$280,031
2021	\$174,759	\$55,000	\$229,759	\$229,759
2020	\$167,196	\$55,000	\$222,196	\$222,196

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

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.

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