



**Address:** [3405 BRAES MEADOW CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14498-3-19  
**Subdivision:** FORUM PLACE  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6873858934  
**Longitude:** -97.0555044256  
**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 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<sup>+++</sup>:** 1,766  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,976  
**Land Acres<sup>\*</sup>:** 0.2519  
**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:**  
JAWSHAN NASIR

**Primary Owner Address:**  
6619 JOHNS CT  
ARLINGTON, TX 76016

**Deed Date:** 6/7/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222146010](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYERS CLIFFORD E;MYERS DEBORAH	12/21/2018	<a href="#">D219001614</a>		
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



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	\$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.

+ 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.