



**Address:** [3401 BRAES MEADOW CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14498-3-20  
**Subdivision:** FORUM PLACE  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6874746074  
**Longitude:** -97.0552383694  
**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 20

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$332,607

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

**Site Number:** 06487106

**Site Name:** FORUM PLACE-3-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,024

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,725

**Land Acres<sup>\*</sup>:** 0.2232

**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:**

NGUEKENG ALBERT AGOUNKENG  
KITIO DOVICE CAROLE

**Primary Owner Address:**

3401 BRAES MEADOW CT  
GRAND PRAIRIE, TX 75052

**Deed Date:** 7/22/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220176673](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELOUAD FAOUZIA;ELOUAD HASSAN	4/15/2010	<a href="#">D210093179</a>	0000000	0000000
ASHRAF MOHAMMAD KAMRAN	4/28/2005	<a href="#">D205129817</a>	0000000	0000000
MILES ERIK;MILES MARCY	5/30/2000	00143820000564	0014382	0000564
PLOETZ JAMES C;PLOETZ NATALIE	12/30/1992	00109000001402	0010900	0001402
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	\$245,082	\$87,525	\$332,607	\$332,607
2024	\$245,082	\$87,525	\$332,607	\$312,860
2023	\$277,102	\$55,000	\$332,102	\$284,418
2022	\$234,654	\$55,000	\$289,654	\$258,562
2021	\$180,056	\$55,000	\$235,056	\$235,056
2020	\$171,790	\$55,000	\$226,790	\$226,790

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.