



Address: [3415 BRAES MEADOW DR](#)
City: GRAND PRAIRIE
Georeference: 14498-3-28
Subdivision: FORUM PLACE
Neighborhood Code: 1S030A

Latitude: 32.6871061073
Longitude: -97.0546381596
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 28

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: 1994

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06487181

Site Name: FORUM PLACE-3-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,894

Percent Complete: 100%

Land Sqft^{*}: 5,877

Land Acres^{*}: 0.1349

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:

SHRESTHA PAYAS

Primary Owner Address:

3415 BRAES MEADOW DR
GRAND PRAIRIE, TX 75052

Deed Date: 7/7/2020

Deed Volume:

Deed Page:

Instrument: [D220173621](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHRESTHA PRAVESH M	1/25/2017	D217019727		
GAZAILLE NOR;GAZAILLE ROBERT A JR	4/7/1997	00127330000231	0012733	0000231
RAMAKRISHNAN SURYANARAYANAN	4/27/1994	00115580001543	0011558	0001543
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 ⁺
2025	\$241,691	\$52,893	\$294,584	\$294,584
2024	\$241,691	\$52,893	\$294,584	\$294,584
2023	\$273,166	\$55,000	\$328,166	\$281,533
2022	\$231,388	\$55,000	\$286,388	\$255,939
2021	\$177,672	\$55,000	\$232,672	\$232,672
2020	\$169,528	\$55,000	\$224,528	\$224,528

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.