



Address: [3512 EUCLID DR](#)
City: GRAND PRAIRIE
Georeference: 14498-10-2
Subdivision: FORUM PLACE
Neighborhood Code: 1S030A

Latitude: 32.6835238792
Longitude: -97.0527317022
TAD Map: 2132-368
MAPSCO: TAR-098L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORUM PLACE Block 10 Lot 2

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: 1995

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06568394

Site Name: FORUM PLACE-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,320

Percent Complete: 100%

Land Sqft^{*}: 9,790

Land Acres^{*}: 0.2247

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:

PHONG NGUYEN THANH

Primary Owner Address:

621 BRISTLECON DR
ARLINGTON, TX 76018

Deed Date: 12/20/2023

Deed Volume:

Deed Page:

Instrument: [D223227525](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAWASMI SHEILA	9/5/2021	142-21-177164		
KAWASMI JAWDAT O;KAWASMI SHEILA	12/30/2011	D212001852	0000000	0000000
KAWASMI SHEILA KAY	5/21/2001	00149320000264	0014932	0000264
KAWASMI JAWDAT;KAWASMI SHEILA	9/7/1995	00120970001416	0012097	0001416
CENTEX REAL ESTATE CORP	1/1/1992	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	\$271,890	\$88,110	\$360,000	\$360,000
2024	\$301,890	\$88,110	\$390,000	\$390,000
2023	\$420,897	\$55,000	\$475,897	\$393,511
2022	\$354,659	\$55,000	\$409,659	\$357,737
2021	\$270,215	\$55,000	\$325,215	\$325,215
2020	\$243,947	\$55,000	\$298,947	\$298,947

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.