



**Address:** [3452 DAISY LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14499H-A-9  
**Subdivision:** FORUM PLACE IV-B  
**Neighborhood Code:** 1S030A

**Latitude:** 32.68574937  
**Longitude:** -97.0575107108  
**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 IV-B Block A Lot 9

**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:** 2002  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07296010  
**Site Name:** FORUM PLACE IV-B-A-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,074  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,693  
**Land Acres<sup>\*</sup>:** 0.1536  
**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:**  
REAL ESTATE PHANATICS LLC  
**Primary Owner Address:**  
1219 SAINT CARLOS ST  
ARLINGTON, TX 76010

**Deed Date:** 6/5/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218123085](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN THUAN HAI	6/21/2010	<a href="#">D210152467</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	4/7/2010	<a href="#">D210088488</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	4/6/2010	<a href="#">D210086297</a>	0000000	0000000
NGUYEN TAM THANH-LIEU	7/25/2003	<a href="#">D203286959</a>	0017031	0000119
WOODHAVEN PARTNERS LTD	4/25/2002	00156610000291	0015661	0000291
PMR II PARTNERS LTD	12/28/2000	00146800000301	0014680	0000301
WOODHAVEN HOMES INC	2/29/2000	00142890000432	0014289	0000432
VGP ESTATES LTD	1/1/1999	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	\$250,763	\$60,237	\$311,000	\$311,000
2024	\$269,763	\$60,237	\$330,000	\$330,000
2023	\$315,119	\$55,000	\$370,119	\$370,119
2022	\$220,000	\$55,000	\$275,000	\$275,000
2021	\$184,811	\$55,000	\$239,811	\$239,811
2020	\$184,811	\$55,000	\$239,811	\$239,811

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.