



Address: [3035 LOTUS CT](#)
City: GRAND PRAIRIE
Georeference: 14499H-B-1
Subdivision: FORUM PLACE IV-B
Neighborhood Code: 1S030A

Latitude: 32.6844982696
Longitude: -97.0579739826
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 B Lot 1

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: 2001
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07296169
Site Name: FORUM PLACE IV-B-B-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,331
Percent Complete: 100%
Land Sqft^{*}: 7,632
Land Acres^{*}: 0.1752
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:
NGUYEN THINH XUAN
Primary Owner Address:
3035 LOTUS CT
GRAND PRAIRIE, TX 75052

Deed Date: 10/16/2021
Deed Volume:
Deed Page:
Instrument: [D221303431](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CAN D;NGUYEN XUAN T MAI	5/15/2001	00149170000397	0014917	0000397
GRAND HOMES 98 LP	12/28/2000	00146800000389	0014680	0000389
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 ⁺
2025	\$384,865	\$68,688	\$453,553	\$453,553
2024	\$384,865	\$68,688	\$453,553	\$453,553
2023	\$434,545	\$55,000	\$489,545	\$489,545
2022	\$341,897	\$55,000	\$396,897	\$396,897
2021	\$278,812	\$55,000	\$333,812	\$327,774
2020	\$264,983	\$55,000	\$319,983	\$297,976

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.