



Address: [3039 LOTUS CT](#)
City: GRAND PRAIRIE
Georeference: 14499H-B-2
Subdivision: FORUM PLACE IV-B
Neighborhood Code: 1S030A

Latitude: 32.6845014753
Longitude: -97.0581771343
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 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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07296177

Site Name: FORUM PLACE IV-B-B-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,334

Percent Complete: 100%

Land Sqft^{*}: 6,695

Land Acres^{*}: 0.1536

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:

ZAHOOOR UMER

Primary Owner Address:

3039 LOTUS CT
GRAND PRAIRIE, TX 75052

Deed Date: 7/26/2023

Deed Volume:

Deed Page:

Instrument: [D223134213](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SULTANA RAZIA	12/13/2017	D217287707		
ZAHOR USMAN	5/31/2011	D211130054	0000000	0000000
ZAHOR KHALIL ZAHOR;ZAHOR USMAN	10/31/2008	D208413881	0000000	0000000
ACEVEDO MIGUEL	1/11/2006	D206032217	0000000	0000000
ADMINISTRATOR VETERAN AFFAIRS	9/7/2005	D205273885	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	9/6/2005	D205273886	0000000	0000000
COOKS CHERYL;COOKS RAYMOND	4/18/2001	00148610000194	0014861	0000194
GRAND HOMES 98 LP	11/17/2000	00146290000240	0014629	0000240
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	\$326,811	\$60,255	\$387,066	\$387,066
2024	\$326,811	\$60,255	\$387,066	\$387,066
2023	\$397,708	\$55,000	\$452,708	\$363,000
2022	\$342,064	\$55,000	\$397,064	\$330,000
2021	\$245,000	\$55,000	\$300,000	\$300,000
2020	\$245,000	\$55,000	\$300,000	\$300,000

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.