



Address: [3104 ATRIUM DR](#)
City: GRAND PRAIRIE
Georeference: 14499H-C-1
Subdivision: FORUM PLACE IV-B
Neighborhood Code: 1S030A

Latitude: 32.6878660705
Longitude: -97.058791407
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 IV-B Block C 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
Notice Sent Date: 4/15/2025
Notice Value: \$392,867
Protest Deadline Date: 5/24/2024

Site Number: 07296762
Site Name: FORUM PLACE IV-B-C-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,606
Percent Complete: 100%
Land Sqft^{*}: 8,769
Land Acres^{*}: 0.2013
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:
MEDRANO SUSIE
MEDRANO RICARDO
Primary Owner Address:
3104 ATRIUM DR
GRAND PRAIRIE, TX 75052-7019

Deed Date: 6/1/2001
Deed Volume: 0014939
Deed Page: 0000061
Instrument: 00149390000061

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOODHAVEN PARTNERS LTD	1/2/2001	00146990000262	0014699	0000262
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	\$313,946	\$78,921	\$392,867	\$382,318
2024	\$313,946	\$78,921	\$392,867	\$347,562
2023	\$354,029	\$55,000	\$409,029	\$315,965
2022	\$298,822	\$55,000	\$353,822	\$287,241
2021	\$228,471	\$55,000	\$283,471	\$261,128
2020	\$217,336	\$55,000	\$272,336	\$237,389

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.