



**Address:** [3112 ATRIUM DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14499H-C-3  
**Subdivision:** FORUM PLACE IV-B  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6878912744  
**Longitude:** -97.0591989814  
**TAD Map:** 2132-368  
**MAPSCO:** TAR-098F



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 3

**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:** 07296789  
**Site Name:** FORUM PLACE IV-B-C-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,641  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,636  
**Land Acres<sup>\*</sup>:** 0.1523  
**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:**  
MAI JOHN HA  
NGUYEN THULIEU  
**Primary Owner Address:**  
3112 ATRIUM DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 3/3/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223035746](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOPEZ JOANN REBECCA	5/27/2020	<a href="#">D220121128</a>		
HRAM MANG;LING MAUNG;PAR VAN T	9/6/2017	<a href="#">D217207231</a>		
SA-FERREIRA ARAMIS;SA-FERREIRA JACI	4/26/2002	00156900000342	0015690	0000342
WOODHAVEN PARTNERS LTD	12/21/2000	00147030000433	0014703	0000433
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	\$225,485	\$59,724	\$285,209	\$285,209
2024	\$225,485	\$59,724	\$285,209	\$285,209
2023	\$253,950	\$55,000	\$308,950	\$308,950
2022	\$214,774	\$55,000	\$269,774	\$269,774
2021	\$164,848	\$55,000	\$219,848	\$219,848
2020	\$156,956	\$55,000	\$211,956	\$211,956

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.