



Address: [3156 ATRIUM DR](#)
City: GRAND PRAIRIE
Georeference: 14499H-C-14
Subdivision: FORUM PLACE IV-B
Neighborhood Code: 1S030A

Latitude: 32.6879308549
Longitude: -97.061481178
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 14

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: \$447,697

Protest Deadline Date: 5/24/2024

Site Number: 07296908

Site Name: FORUM PLACE IV-B-C-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,364

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

TRAN PHONG NGOC
TRAN YEN NGUYEN

Primary Owner Address:

3156 ATRIUM DR
GRAND PRAIRIE, TX 75052-7019

Deed Date: 10/24/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203406704](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN LONG;TRAN PHONG N TRAN ETAL	5/24/2001	00149420000168	0014942	0000168
GRAND HOMES 98 LP	1/18/2001	00146990000483	0014699	0000483
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	\$388,297	\$59,400	\$447,697	\$427,684
2024	\$388,297	\$59,400	\$447,697	\$388,804
2023	\$438,433	\$55,000	\$493,433	\$353,458
2022	\$343,807	\$55,000	\$398,807	\$321,325
2021	\$281,267	\$55,000	\$336,267	\$292,114
2020	\$267,311	\$55,000	\$322,311	\$265,558

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.