



**Address:** [2804 ATRIUM DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14492H-A-10  
**Subdivision:** FORUM III-A & B ADDITION  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6891427052  
**Longitude:** -97.0530169505  
**TAD Map:** 2132-372  
**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 III-A & B ADDITION  
Block A Lot 10

**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:** 2000

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$401,839

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07309627

**Site Name:** FORUM III-A & B ADDITION-A-10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,371

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

TAN THANH

**Primary Owner Address:**

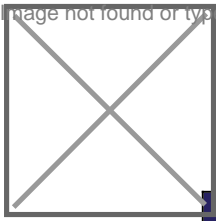
2804 ATRIUM DR  
GRAND PRAIRIE, TX 75052-7017

**Deed Date:** 12/2/2005

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D205365795](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUACH THANH	10/6/2000	00145640000461	0014564	0000461
GRAND HOMES 98 LP	5/30/2000	00143780000237	0014378	0000237
GP-F 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	\$285,378	\$59,400	\$344,778	\$344,778
2024	\$342,439	\$59,400	\$401,839	\$344,593
2023	\$385,222	\$55,000	\$440,222	\$313,266
2022	\$229,787	\$55,000	\$284,787	\$284,787
2021	\$229,787	\$55,000	\$284,787	\$284,787
2020	\$229,787	\$55,000	\$284,787	\$264,930

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.