



**Address:** [2703 ATRIUM DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14492H-C-8  
**Subdivision:** FORUM III-A & B ADDITION  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6887091506  
**Longitude:** -97.0512474955  
**TAD Map:** 2138-372  
**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 C Lot 8

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$385,000

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

**Site Number:** 07310056

**Site Name:** FORUM III-A & B ADDITION-C-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,818

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,927

**Land Acres<sup>\*</sup>:** 0.2049

**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:**

PHAM VAN

**Primary Owner Address:**

2703 ATRIUM DR  
GRAND PRAIRIE, TX 75052-7016

**Deed Date:** 4/27/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206137533](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| PHAM DUNG                      | 8/26/2005 | <a href="#">D205262153</a> | 0000000     | 0000000   |
| AMERICAN GENERAL FIN SERV INC  | 11/5/2004 | <a href="#">D204346800</a> | 0000000     | 0000000   |
| SIMPSON CARL D;SIMPSON TRINA   | 5/2/2003  | 00166990000219             | 0016699     | 0000219   |
| SIMPSON CARL D;SIMPSON TRINA R | 12/2/1999 | 00141420000260             | 0014142     | 0000260   |
| GRAND HOMES 98 LP              | 10/8/1999 | 00140610000336             | 0014061     | 0000336   |
| GP-F LTC                       | 1/1/1999  | 000000000000000            | 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 | \$269,657          | \$80,343    | \$350,000    | \$350,000                    |
| 2024 | \$304,657          | \$80,343    | \$385,000    | \$332,750                    |
| 2023 | \$345,000          | \$55,000    | \$400,000    | \$302,500                    |
| 2022 | \$315,463          | \$55,000    | \$370,463    | \$275,000                    |
| 2021 | \$195,000          | \$55,000    | \$250,000    | \$250,000                    |
| 2020 | \$195,000          | \$55,000    | \$250,000    | \$250,000                    |

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)

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.