



**Address:** [2351 CALENDAR CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 21503B-A-31  
**Subdivision:** JANUARY LANE TOWN HOMES  
**Neighborhood Code:** A1A030L

**Latitude:** 32.7508737456  
**Longitude:** -97.0356950432  
**TAD Map:** 2138-392  
**MAPSCO:** TAR-084D



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** JANUARY LANE TOWN HOMES  
Block A Lot 31

**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:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$293,960  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40835804  
**Site Name:** JANUARY LANE TOWN HOMES-A-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,431  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,655  
**Land Acres<sup>\*</sup>:** 0.0609  
**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:**  
MAHAVEER JLTH LLC  
**Primary Owner Address:**  
8794 MARKHAM DR  
FRISCO, TX 75035

**Deed Date:** 3/8/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224042602](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORTHSTAR JLTH LLC	10/7/2021	<a href="#">D221294292</a>		
JLTH AT NORTH GP LLC	5/20/2013	<a href="#">D213127173</a>	0000000	0000000
2X5 TRUST	5/4/2010	<a href="#">D210117122</a>	0000000	0000000
WALTON REBECCA	1/21/2009	<a href="#">D210117118</a>	0000000	0000000
2X5 TRUST	1/20/2009	<a href="#">D209032535</a>	0000000	0000000
GANTER CHRIS	3/31/2008	<a href="#">D208125542</a>	0000000	0000000
WALTON REBECCA	3/31/2008	<a href="#">D208124848</a>	0000000	0000000
BLOCK PROPERTIES INC	3/4/2008	<a href="#">D208088472</a>	0000000	0000000
GANTER CHRIS	12/14/2007	<a href="#">D207451707</a>	0000000	0000000
JANUARY LANE LP	1/1/2005	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	\$243,960	\$50,000	\$293,960	\$293,960
2024	\$243,960	\$50,000	\$293,960	\$293,960
2023	\$245,103	\$50,000	\$295,103	\$295,103
2022	\$200,283	\$20,000	\$220,283	\$220,283
2021	\$155,037	\$20,000	\$175,037	\$175,037
2020	\$155,753	\$20,000	\$175,753	\$175,753

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

There are no exemptions for this property

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## Tarrant Appraisal District Property Information | PDF

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.