



**Address:** [2372 CALENDAR CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 21503B-B-39  
**Subdivision:** JANUARY LANE TOWN HOMES  
**Neighborhood Code:** A1A030L

**Latitude:** 32.7512552809  
**Longitude:** -97.0357617511  
**TAD Map:** 2138-392  
**MAPSCO:** TAR-084D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** JANUARY LANE TOWN HOMES  
Block B Lot 39

**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:** \$303,798

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

**Site Number:** 40836274

**Site Name:** JANUARY LANE TOWN HOMES-B-39

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,606

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,858

**Land Acres<sup>\*</sup>:** 0.0426

**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="#">D210117123</a>	0000000	0000000
GANTER CHRIS	1/21/2009	<a href="#">D210117120</a>	0000000	0000000
2X5 TRUST	1/20/2009	<a href="#">D209032539</a>	0000000	0000000
GANTER DEVELOPMENT LLC	4/28/2008	<a href="#">D208171992</a>	0000000	0000000
GANTER CHRIS	4/27/2008	<a href="#">D208171692</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	\$253,798	\$50,000	\$303,798	\$303,798
2024	\$253,798	\$50,000	\$303,798	\$303,798
2023	\$254,986	\$50,000	\$304,986	\$304,986
2022	\$205,771	\$20,000	\$225,771	\$225,771
2021	\$157,739	\$20,000	\$177,739	\$177,739
2020	\$158,467	\$20,000	\$178,467	\$178,467

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

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.