

LOCATION

Address: [3710 NOVUS CT](#)

City: GRAND PRAIRIE

Georeference: 14513-A-15

Subdivision: FORUM RESIDENTIAL COMM

Neighborhood Code: 1S030A

Latitude: 32.6815927739

Longitude: -97.0494693996

TAD Map: 2138-368

MAPSCO: TAR-098M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FORUM RESIDENTIAL COMM
Block A Lot 15

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: 1981

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00977020

Site Name: FORUM RESIDENTIAL COMM-A-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,323

Percent Complete: 100%

Land Sqft^{*}: 14,549

Land Acres^{*}: 0.3340

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:

FOUCH REAL ESTATE LLC

Primary Owner Address:

3205 ASH PARK DR
RICHLAND HILLS, TX 76118

Deed Date: 8/2/2024

Deed Volume:

Deed Page:

Instrument: [D224139768](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTOPLEX RENEWAL CO LLC	7/31/2024	D224139690		
FERGUSON MELISSA;FERGUSON WILLIAM GREIG	6/29/2021	D221197307		
FERGUSON MELISSA	7/3/2014	D214145052	0000000	0000000
POAGE PATRICIA ANN	11/1/2006	D214145051	0000000	0000000
POAGE ELLIS RAY;POAGE PATRICIA	12/1/1982	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$292,661	\$94,549	\$387,210	\$359,733
2023	\$331,218	\$55,000	\$386,218	\$327,030
2022	\$280,569	\$55,000	\$335,569	\$297,300
2021	\$215,273	\$55,000	\$270,273	\$270,273
2020	\$205,494	\$55,000	\$260,494	\$260,494

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.