



LOCATION

Address: [3709 CYRUS CT](#)

City: GRAND PRAIRIE

Georeference: 14513-A-20

Subdivision: FORUM RESIDENTIAL COMM

Neighborhood Code: 1S030A

Latitude: 32.6816535081

Longitude: -97.0497747992

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 20

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: 1989

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00977071

Site Name: FORUM RESIDENTIAL COMM-A-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,012

Percent Complete: 100%

Land Sqft^{*}: 11,326

Land Acres^{*}: 0.2600

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:

MCKINNEY LAWRENCE

MCKINNEY CHERYL

Primary Owner Address:

3709 CYRUS CT

GRAND PRAIRIE, TX 75052-7003

Deed Date: 3/21/1997

Deed Volume: 0012726

Deed Page: 0000909

Instrument: 00127260000909

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MTG ASSN	9/3/1996	00124960000418	0012496	0000418
HAMMOND BOBBY E JR;HAMMOND LINDA	8/30/1989	00096890000260	0009689	0000260
CONKLE DEVELOPMENT CORP	12/27/1985	00084080001703	0008408	0001703
FRIZZEL EVERETT TR	2/1/1985	00080800001644	0008080	0001644
KEN PRICHETT HOMES INC	3/4/1983	00074580001719	0007458	0001719
OAK TREE LAND DEV COMPANY	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$308,944	\$91,326	\$400,270	\$374,673
2023	\$349,628	\$55,000	\$404,628	\$340,612
2022	\$270,407	\$55,000	\$325,407	\$309,647
2021	\$226,497	\$55,000	\$281,497	\$281,497
2020	\$216,023	\$55,000	\$271,023	\$271,023

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.