



Address: [2654 CLAREMONT DR](#)
City: GRAND PRAIRIE
Georeference: 30593-L-31
Subdivision: OAK HOLLOW (GRAND PRAIRIE)
Neighborhood Code: 1S0400

Latitude: 32.6655723818
Longitude: -97.0465185436
TAD Map: 2138-360
MAPSCO: TAR-098V



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

PROPERTY DATA

Legal Description: OAK HOLLOW (GRAND PRAIRIE) Block L 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: 1982

Personal Property Account: N/A

Agent: MICHAEL C TURNER (00899)

Protest Deadline Date: 5/15/2025

Site Number: 04627563

Site Name: OAK HOLLOW (GRAND PRAIRIE)-L-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,823

Percent Complete: 100%

Land Sqft^{*}: 8,253

Land Acres^{*}: 0.1894

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:
FITE REAL PROPERTY LLC
Primary Owner Address:
1717 ARTS PLAZA
DALLAS, TX 75201

Deed Date: 12/22/2021
Deed Volume:
Deed Page:
Instrument: [D221375853](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| FITE JAMES R | 7/10/2014 | D214155132 | 0000000 | 0000000 |
| OLIVAREZ DIANA;OLIVAREZ MARK | 6/6/2007 | D207221074 | 0000000 | 0000000 |
| GREEN TREE SERVING LLC | 3/6/2007 | D207090263 | 0000000 | 0000000 |
| SMITH PHILLIP | 3/26/2001 | 00148170000163 | 0014817 | 0000163 |
| SMITH NELLIE;SMITH PHILLIP | 8/26/1994 | 00117300001121 | 0011730 | 0001121 |
| CLAUDER DOUGLAS;CLAUDER MARGARET | 10/5/1993 | 00113170001144 | 0011317 | 0001144 |
| RODRIGUEZ JOSE M;RODRIGUEZ JUANITA | 2/27/1992 | 00105510000953 | 0010551 | 0000953 |
| CLAUDER MARK D | 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 | \$200,723 | \$74,277 | \$275,000 | \$275,000 |
| 2023 | \$265,119 | \$45,000 | \$310,119 | \$310,119 |
| 2022 | \$200,085 | \$45,000 | \$245,085 | \$245,085 |
| 2021 | \$194,865 | \$45,000 | \$239,865 | \$239,865 |
| 2020 | \$165,163 | \$45,000 | \$210,163 | \$210,163 |

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.