



Address: [2513 TIBER RIVER CT](#)
City: GRAND PRAIRIE
Georeference: 14519-1-6
Subdivision: FORUM VILLAGE S W ADDITION
Neighborhood Code: 1S030C

Latitude: 32.6798078938
Longitude: -97.0406057112
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 VILLAGE S W
ADDITION Block 1 Lot 6

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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$334,320

Protest Deadline Date: 5/24/2024

Site Number: 00980498

Site Name: FORUM VILLAGE S W ADDITION-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,536

Percent Complete: 100%

Land Sqft^{*}: 11,892

Land Acres^{*}: 0.2730

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:

VALADEZ DAVID R
VALADEZ BLANCA

Primary Owner Address:

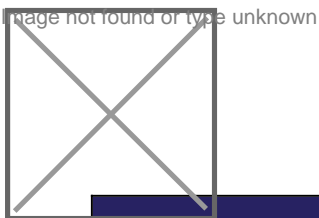
2513 TIBER RIVER CT
GRAND PRAIRIE, TX 75052-7225

Deed Date: 12/19/2000

Deed Volume: 0014658

Deed Page: 0000451

Instrument: 00146580000451



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MD CUSTOM HOMES INC	8/3/2000	00144710000440	0014471	0000440
HAM JUANITA ETAL;HAM RAYMOND E	7/28/1999	00139470000079	0013947	0000079
ROCKHAVEN CHURCH	2/26/1999	00136900000404	0013690	0000404
OPELA INVESTMENTS INC	10/21/1998	00134920000119	0013492	0000119
OPELA INVESTMENTS INC	10/14/1997	00129540000033	0012954	0000033
GOFF HOMES INC	10/10/1997	00129540000019	0012954	0000019
U S HOME CORP	7/3/1986	00086010001366	0008601	0001366
HEMOCRAFT CAPITAL CORP	8/22/1983	00075950001394	0007595	0001394
HEMOCRAFT LAND DEV INC	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	\$242,428	\$91,892	\$334,320	\$310,730
2024	\$242,428	\$91,892	\$334,320	\$282,482
2023	\$292,112	\$45,000	\$337,112	\$256,802
2022	\$214,426	\$45,000	\$259,426	\$233,456
2021	\$183,344	\$45,000	\$228,344	\$212,233
2020	\$148,377	\$45,000	\$193,377	\$192,939

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.