



**Address:** [2502 TIBER RIVER LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14519-2-15  
**Subdivision:** FORUM VILLAGE S W ADDITION  
**Neighborhood Code:** 1S030C

**Latitude:** 32.6807425207  
**Longitude:** -97.040349274  
**TAD Map:** 2138-368  
**MAPSCO:** TAR-098M



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

## PROPERTY DATA

**Legal Description:** FORUM VILLAGE S W  
ADDITION Block 2 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:** 1984

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 00980722

**Site Name:** FORUM VILLAGE S W ADDITION-2-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,778

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,040

**Land Acres<sup>\*</sup>:** 0.2075

**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:**

TAH MS BORROWER LLC

**Primary Owner Address:**

PO BOX 15087  
SANTA ANA, CA 92735-0087

**Deed Date:** 10/24/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217248826](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
2013B PROPERTY OWNER LLC	12/18/2014	<a href="#">D214277496</a>		
AMERICAN REAL ESTATE INVESTMENTS LLC	10/20/2014	<a href="#">D214231109</a>		
EDWARDS MILTON;EDWARDS PATRICIA	8/6/2003	<a href="#">D203292732</a>	0017047	0000202
ERICKSON VIRGINIA	1/3/2003	00163820000274	0016382	0000274
SIGALA MARGARITA ETAL	1/18/1996	00122390002009	0012239	0002009
BIZZELL CARLA	12/17/1993	00113790001576	0011379	0001576
FISHER BRUCE M	4/24/1991	00102920000353	0010292	0000353
FISHER BRUCE;FISHER JAN	12/13/1989	00097990001659	0009799	0001659
BOERCKER WILLIAM	3/18/1988	00092220001466	0009222	0001466
FEDERAL HOME LOAN MTG CORP	9/1/1987	00090570001715	0009057	0001715
MCSHAN ALMA;MCSHAN GUY N	7/16/1984	00078900001139	0007890	0001139
U S HOME CORP	3/22/1984	00077770000017	0007777	0000017
HEMECRAFT CAPITAL CORP	8/22/1983	00075950000000	0007595	0000000
HEMECRAFT LAND DEV INC	12/31/1900	00000000000000	0000000	0000000

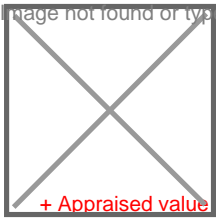
## VALUES

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 <sup>+</sup>
2025	\$174,700	\$81,360	\$256,060	\$256,060
2024	\$213,640	\$81,360	\$295,000	\$295,000
2023	\$265,194	\$45,000	\$310,194	\$310,194
2022	\$217,045	\$45,000	\$262,045	\$262,045
2021	\$175,231	\$45,000	\$220,231	\$220,231
2020	\$143,343	\$45,000	\$188,343	\$188,343

Pending indicates that the property record has not yet been completed for the indicated tax year.

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## EXEMPTIONS / SPECIAL APPRAISAL

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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.