



Address: [2514 TIBER RIVER LN](#)
City: GRAND PRAIRIE
Georeference: 14519-2-18
Subdivision: FORUM VILLAGE S W ADDITION
Neighborhood Code: 1S030C

Latitude: 32.6806482399
Longitude: -97.0410567748
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 2 Lot 18

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$301,219

Protest Deadline Date: 5/24/2024

Site Number: 00980757

Site Name: FORUM VILLAGE S W ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,713

Percent Complete: 100%

Land Sqft^{*}: 7,735

Land Acres^{*}: 0.1775

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:

GUADIANA ANDRES
GUADIANA ELIZABETH

Primary Owner Address:

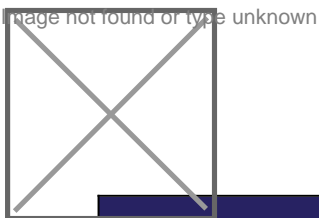
2514 TIBER RIVER
GRAND PRAIRIE, TX 75052

Deed Date: 2/8/2017

Deed Volume:

Deed Page:

Instrument: [D217032196](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASARETH BOUN SOUNG	8/15/2014	D214179117		
DELEON MARIA;DELEON RAUL	10/23/2009	D209287904	0000000	0000000
TIJERINA ALICIA	10/25/2002	00161140000100	0016114	0000100
DOYLE E FAYE;DOYLE JOSEPH W	2/28/1989	00095260002052	0009526	0002052
ADMINISTRATOR VETERAN AFFAIRS	11/1/1988	00094320001429	0009432	0001429
PROUTT HUBERT D;PROUTT LYDIA	2/4/1986	00084470001341	0008447	0001341
U S HOME CORP	3/22/1984	00077770000017	0007777	0000017
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	\$231,604	\$69,615	\$301,219	\$270,859
2024	\$231,604	\$69,615	\$301,219	\$246,235
2023	\$280,453	\$45,000	\$325,453	\$223,850
2022	\$205,954	\$45,000	\$250,954	\$203,500
2021	\$140,000	\$45,000	\$185,000	\$185,000
2020	\$140,000	\$45,000	\$185,000	\$185,000

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.