



Address: [2534 TIBER RIVER LN](#)
City: GRAND PRAIRIE
Georeference: 14519-2-23
Subdivision: FORUM VILLAGE S W ADDITION
Neighborhood Code: 1S030C

Latitude: 32.6806432535
Longitude: -97.0421192217
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 23

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: \$338,261

Protest Deadline Date: 5/24/2024

Site Number: 00980811

Site Name: FORUM VILLAGE S W ADDITION-2-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,085

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:

VALCARCEL DARIO
VALCARCEL EMELDA

Primary Owner Address:

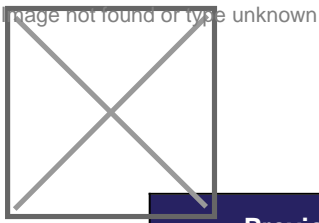
2534 TIBER RIVER LN
GRAND PRAIRIE, TX 75052-7223

Deed Date: 3/7/1986

Deed Volume: 0008479

Deed Page: 0000719

Instrument: 00084790000719



Previous Owners	Date	Instrument	Deed Volume	Deed Page
U S HOME CORP	6/1/1984	00078450000291	0007845	0000291
HEMECRAFT CAPITAL CORP	8/22/1983	00075950001394	0007595	0001394
HEMECRAFT LAND DEV INC	12/31/1900	000000000000000	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	\$268,646	\$69,615	\$338,261	\$338,261
2024	\$268,646	\$69,615	\$338,261	\$314,599
2023	\$286,987	\$45,000	\$331,987	\$285,999
2022	\$238,803	\$45,000	\$283,803	\$259,999
2021	\$204,361	\$45,000	\$249,361	\$236,363
2020	\$172,084	\$45,000	\$217,084	\$214,875

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.