



Address: [2546 TIBER RIVER LN](#)
City: GRAND PRAIRIE
Georeference: 14519-2-26
Subdivision: FORUM VILLAGE S W ADDITION
Neighborhood Code: 1S030C

Latitude: 32.6806453428
Longitude: -97.0427595256
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 26

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

Protest Deadline Date: 5/24/2024

Site Number: 00980854

Site Name: FORUM VILLAGE S W ADDITION-2-26

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:

GARCIA DANIEL J

Primary Owner Address:

7248 RUEDA
GRAND PRAIRIE, TX 75054-7217

Deed Date: 1/25/1995

Deed Volume: 0011870

Deed Page: 0000041

Instrument: 00118700000041

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN CRAIG L; MARTIN PAMELA	8/15/1985	00082770001904	0008277	0001904
U S HOME CORP	9/24/1984	00079590000915	0007959	0000915
HEMECRAFT CAPITAL CORP	8/22/1983	00075950001394	0007595	0001394
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 ⁺
2025	\$231,604	\$69,615	\$301,219	\$301,219
2024	\$231,604	\$69,615	\$301,219	\$301,219
2023	\$280,453	\$45,000	\$325,453	\$325,453
2022	\$205,954	\$45,000	\$250,954	\$250,954
2021	\$176,346	\$45,000	\$221,346	\$221,346
2020	\$148,600	\$45,000	\$193,600	\$193,600

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.