



**Address:** [2533 SEVEN HILLS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14519-5-9  
**Subdivision:** FORUM VILLAGE S W ADDITION  
**Neighborhood Code:** 1S030C

**Latitude:** 32.6832754873  
**Longitude:** -97.0417073359  
**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 5 Lot 9

**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:** 1982  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00981524  
**Site Name:** FORUM VILLAGE S W ADDITION-5-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,488  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,475  
**Land Acres<sup>\*</sup>:** 0.1716  
**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:**  
TERAN JUAN M  
**Primary Owner Address:**  
2533 SEVEN HILLS DR  
GRAND PRAIRIE, TX 75052-7210

**Deed Date:** 7/16/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208282162](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALEZ G A MCDONALD;GONZALEZ S	1/15/2001	00147160000568	0014716	0000568
HUGHES WILLIE F	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	\$196,445	\$67,275	\$263,720	\$263,720
2024	\$196,445	\$67,275	\$263,720	\$263,720
2023	\$237,499	\$45,000	\$282,499	\$282,499
2022	\$174,996	\$45,000	\$219,996	\$219,996
2021	\$150,173	\$45,000	\$195,173	\$195,173
2020	\$126,907	\$45,000	\$171,907	\$171,907

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.