



**Address:** [3662 TIVOLI DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14519-6-3  
**Subdivision:** FORUM VILLAGE S W ADDITION  
**Neighborhood Code:** 1S030C

**Latitude:** 32.6807644778  
**Longitude:** -97.0439092902  
**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 6 Lot 3

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$306,695

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

**Site Number:** 00982024

**Site Name:** FORUM VILLAGE S W ADDITION-6-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,710

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,060

**Land Acres<sup>\*</sup>:** 0.1850

**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:**

MAQUIN LESTER E

**Primary Owner Address:**

3662 TIVOLI DR  
GRAND PRAIRIE, TX 75052-7283

**Deed Date:** 12/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220003095](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAQUIN MANUEL E	4/13/2018	<a href="#">D218084357</a>		
MAQUIN LESTER;MAQUIN MANUEL E	5/25/2001	00149220000234	0014922	0000234
THORNTON CHARLES;THORNTON JANA	10/9/1997	00129450000343	0012945	0000343
CHUMARD BARBARA;CHUMARD DAVID T	12/30/1988	00094830000487	0009483	0000487
FIRST REPUBLICBANK OF FT WORTH	8/23/1988	00093610000392	0009361	0000392
FIRST REPUBLIC BANK FTW	6/7/1988	00092930000421	0009293	0000421
SLIGHT BENITA;SLIGHT KEITH	10/29/1985	00083540000931	0008354	0000931
U S HOME CORP	9/12/1985	00083070001194	0008307	0001194
HEMOCRAFT CAPITAL CORP	8/22/1983	00075950001384	0007595	0001384
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 <sup>+</sup>
2025	\$234,155	\$72,540	\$306,695	\$306,695
2024	\$234,155	\$72,540	\$306,695	\$286,545
2023	\$283,255	\$45,000	\$328,255	\$260,495
2022	\$208,363	\$45,000	\$253,363	\$236,814
2021	\$178,602	\$45,000	\$223,602	\$215,285
2020	\$150,714	\$45,000	\$195,714	\$195,714

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)

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## Tarrant Appraisal District Property Information | PDF

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.