



Address: [1531 TIFFANY FOREST LN](#)
City: GRAPEVINE
Georeference: 42138-1-11
Subdivision: TIFFANY FOREST ADDITION
Neighborhood Code: 3G010K

Latitude: 32.9473394562
Longitude: -97.0934315691
TAD Map: 2120-464
MAPSCO: TAR-027G



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TIFFANY FOREST ADDITION
Block 1 Lot 11

Jurisdictions:
CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A
Year Built: 1981
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$505,714
Protest Deadline Date: 5/24/2024

Site Number: 03132862
Site Name: TIFFANY FOREST ADDITION-1-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,117
Percent Complete: 100%
Land Sqft^{*}: 11,141
Land Acres^{*}: 0.2557
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:
WALLACE JOHN W
WALLACE CAROLYN
Primary Owner Address:
1531 TIFFANY FOREST LN
GRAPEVINE, TX 76051-6651

Deed Date: 10/24/1988
Deed Volume: 0009421
Deed Page: 0002059
Instrument: 00094210002059

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOELSCHER DONNA;HOELSCHER LLOYD E	2/4/1985	00077890000152	0007789	0000152
HOLTON JONNELLE;HOLTON THOS A	4/3/1984	00077890000152	0007789	0000152
GREGG S GORMAN ET AL	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	\$415,714	\$90,000	\$505,714	\$492,154
2024	\$415,714	\$90,000	\$505,714	\$447,413
2023	\$412,022	\$85,000	\$497,022	\$406,739
2022	\$320,969	\$50,000	\$370,969	\$369,763
2021	\$313,865	\$50,000	\$363,865	\$336,148
2020	\$279,499	\$50,000	\$329,499	\$305,589

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.