



Address: [1563 TIFFANY FOREST LN](#)
City: GRAPEVINE
Georeference: 42138-1-21
Subdivision: TIFFANY FOREST ADDITION
Neighborhood Code: 3G010K

Latitude: 32.9486130903
Longitude: -97.0947973373
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 21

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: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$466,989

Protest Deadline Date: 5/24/2024

Site Number: 03132978

Site Name: TIFFANY FOREST ADDITION-1-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,786

Percent Complete: 100%

Land Sqft^{*}: 10,072

Land Acres^{*}: 0.2312

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:

MARIA ELVA GARCIA REVOCABLE TRUST

Primary Owner Address:

1563 TIFFANY FOREST LN
GRAPEVINE, TX 76051

Deed Date: 8/26/2022

Deed Volume:

Deed Page:

Instrument: [D222213315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA MARIA ELVA GARZA	9/8/1996	00161850000186	0016185	0000186
GARCIA CARLOS;GARCIA MARIA	12/1/1986	00087630001265	0008763	0001265
MCPHERSON JAS;MCPHERSON NADINE	6/27/1985	00082280001869	0008228	0001869
CITY FEDERAL SAVINGS & LOAN	5/17/1984	00078320000015	0007832	0000015
MODEL INV. SIX	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	\$376,989	\$90,000	\$466,989	\$423,041
2024	\$376,989	\$90,000	\$466,989	\$384,583
2023	\$373,679	\$85,000	\$458,679	\$349,621
2022	\$291,217	\$50,000	\$341,217	\$317,837
2021	\$284,808	\$50,000	\$334,808	\$288,943
2020	\$253,693	\$50,000	\$303,693	\$262,675

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.