



Address: [1402 TIFFANY FOREST LN](#)
City: GRAPEVINE
Georeference: 42138-2-1
Subdivision: TIFFANY FOREST ADDITION
Neighborhood Code: 3G010K

Latitude: 32.9478807043
Longitude: -97.0910007834
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 2 Lot 1

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: \$531,691

Protest Deadline Date: 5/24/2024

Site Number: 03133001

Site Name: TIFFANY FOREST ADDITION-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,117

Percent Complete: 100%

Land Sqft^{*}: 14,416

Land Acres^{*}: 0.3309

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KHATIWADA SAMIR
SHRESTHA SHYAM

Primary Owner Address:

3112 LAKEVIEW BLVD
DENTON, TX 76208

Deed Date: 1/17/2024

Deed Volume:

Deed Page:

Instrument: [D224009557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A TEXAS LIMITED LIABILITY COMPANY SHIVAA ENTERPRISES LLC	3/24/2023	D223057392		
ROBINSON DEBRA L	12/1/1992	00108720002327	0010872	0002327
WEHRENBURG MICHAEL F	10/8/1991	00104200000512	0010420	0000512
BLACK KAREN G;BLACK STEPHEN C	9/25/1987	00090930001119	0009093	0001119
COLONIAL SAVINGS & LOAN ASSN	10/22/1986	00087250000347	0008725	0000347
PIERCE MICHEAL W;PIERCE PHYLLIS	2/17/1983	00074480002078	0007448	0002078
SURELY CONST. CO. 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	\$441,691	\$90,000	\$531,691	\$531,691
2024	\$441,691	\$90,000	\$531,691	\$475,966
2023	\$438,060	\$85,000	\$523,060	\$396,638
2022	\$336,059	\$50,000	\$386,059	\$360,580
2021	\$283,529	\$50,000	\$333,529	\$327,800
2020	\$248,000	\$50,000	\$298,000	\$298,000

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.