



**Address:** [3412 TIPPERARY DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14498-3-3  
**Subdivision:** FORUM PLACE  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6872507357  
**Longitude:** -97.0558623886  
**TAD Map:** 2132-368  
**MAPSCO:** TAR-098G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FORUM PLACE Block 3 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:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06486924  
**Site Name:** FORUM PLACE-3-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,328  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,850  
**Land Acres<sup>\*</sup>:** 0.1342  
**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:**

BRILEY LANCE A  
BRILEY DEANNA

**Primary Owner Address:**

3412 TIPPERARY DR  
GRAND PRAIRIE, TX 75052-8016

**Deed Date:** 6/24/1999  
**Deed Volume:** 0013889  
**Deed Page:** 0000236  
**Instrument:** 00138890000236

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATE ANDREA F;TATE GREGORY S	7/17/1992	00107100002375	0010710	0002375
CENTEX REAL ESTATE CORP	1/1/1991	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	\$257,606	\$52,650	\$310,256	\$310,256
2024	\$257,606	\$52,650	\$310,256	\$310,256
2023	\$291,394	\$55,000	\$346,394	\$295,181
2022	\$246,584	\$55,000	\$301,584	\$268,346
2021	\$188,951	\$55,000	\$243,951	\$243,951
2020	\$180,219	\$55,000	\$235,219	\$235,219

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.