



**Address:** [1960 W TARRANT RD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 18345-1-1-10  
**Subdivision:** HILLCREST APT  
**Neighborhood Code:** APT-GSID

**Latitude:** 32.7581306712  
**Longitude:** -97.03603755  
**TAD Map:** 2138-396  
**MAPSCO:** TAR-070Z



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

## PROPERTY DATA

**Legal Description:** HILLCREST APT Block 1 Lot 1  
REMAINDER OF BLK & LOT IN DAL

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** BC

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** FLANAGAN BILTON LLC (09953)

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

**Notice Value:** \$29,495,140

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80561136

**Site Name:** Canyon Grove Apartments

**Site Class:** APTIndMtr - Apartment-Individual Meter

**Parcels:** 1

**Primary Building Name:** CANYON GROVE APTS / 06268897

**Primary Building Type:** Multi-Family

**Gross Building Area<sup>+++</sup>:** 146,298

**Net Leasable Area<sup>+++</sup>:** 146,298

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 308,056

**Land Acres<sup>\*</sup>:** 7.0719

**Pool:** Y

<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:**

OREI CANYON GROVE PROPERTY OWNER LLC

**Primary Owner Address:**

1200 BRICKELL AVE PH 2020  
MIAMI, FL 33131

**Deed Date:** 8/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221251474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANYON GROVE LP	9/13/2018	<a href="#">D218204452</a>		
PD BRIARCREST LLC	5/28/2014	<a href="#">D214108714</a>	0000000	0000000
HDSA-HILLCREST LLC	12/28/2010	<a href="#">D210319433</a>	0000000	0000000
MFH PORTFOLIO OF FIVE LLC	12/7/2010	<a href="#">D210308675</a>	0000000	0000000
AMERICAN OPPORTUNITY HOUSING	3/1/2002	00155620000249	0015562	0000249
WDOP SUB I LP	2/29/2000	00142330000160	0014233	0000160
WALDEN/DREVER OPERATING PRT	10/1/1997	00130130000309	0013013	0000309
WDN PROPERTIES LTD	6/26/1997	00128230000188	0012823	0000188
VILLAGE HILLCREST LTD PRTNSHP	10/7/1987	00090910000599	0009091	0000599
GREENER & ASSOCIATES INC	10/6/1987	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	\$28,416,944	\$1,078,196	\$29,495,140	\$29,495,140
2024	\$22,421,804	\$1,078,196	\$23,500,000	\$23,500,000
2023	\$22,130,904	\$1,078,196	\$23,209,100	\$23,209,100
2022	\$23,621,804	\$1,078,196	\$24,700,000	\$24,700,000
2021	\$18,493,753	\$1,078,196	\$19,571,949	\$19,571,949
2020	\$18,493,753	\$1,078,196	\$19,571,949	\$19,571,949

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

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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.