



Address: [2456 CANYON SPRINGS DR](#)
City: GRAND PRAIRIE
Georeference: 38600L-A-3
Subdivision: SILVERADO SPRINGS PH I & II
Neighborhood Code: 1S030E

Latitude: 32.7059040412
Longitude: -97.0410156872
TAD Map: 2138-376
MAPSCO: TAR-084Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SILVERADO SPRINGS PH I & II
Block A 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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40545431

Site Name: SILVERADO SPRINGS PH I & II-A-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,996

Percent Complete: 100%

Land Sqft^{*}: 6,710

Land Acres^{*}: 0.1540

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:

VU MINH Q

VU MYLINH D VU

Primary Owner Address:

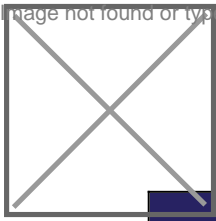
2456 CANYON SPRINGS DR
GRAND PRAIRIE, TX 75052-8618

Deed Date: 12/31/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209000907](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	8/7/2008	D208364036	0000000	0000000
COUNTRYWIDE HOME LOANS	8/5/2008	D208315365	0000000	0000000
LAWRENCE MATTHEW J	5/19/2006	D206174663	0000000	0000000
K B HOMES	1/1/2004	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	\$356,017	\$60,390	\$416,407	\$416,407
2024	\$356,017	\$60,390	\$416,407	\$416,407
2023	\$357,701	\$25,000	\$382,701	\$382,701
2022	\$293,352	\$25,000	\$318,352	\$318,352
2021	\$265,426	\$25,000	\$290,426	\$290,426
2020	\$245,467	\$25,000	\$270,467	\$270,467

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.