



Address: [2452 CANYON SPRINGS DR](#)
City: GRAND PRAIRIE
Georeference: 38600L-A-4
Subdivision: SILVERADO SPRINGS PH I & II
Neighborhood Code: 1S030E

Latitude: 32.7059035006
Longitude: -97.0408166534
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 4

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
Notice Sent Date: 4/15/2025
Notice Value: \$381,727
Protest Deadline Date: 5/24/2024

Site Number: 40545458
Site Name: SILVERADO SPRINGS PH I & II-A-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,651
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:
SMITH WANDA
Primary Owner Address:
2452 CANYON SPRINGS DR
GRAND PRAIRIE, TX 75052-8618

Deed Date: 8/25/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206301386](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K B HOMES	1/1/2004	0000000000000000	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	\$321,337	\$60,390	\$381,727	\$351,454
2024	\$321,337	\$60,390	\$381,727	\$319,504
2023	\$322,856	\$25,000	\$347,856	\$290,458
2022	\$282,836	\$25,000	\$307,836	\$264,053
2021	\$239,898	\$25,000	\$264,898	\$240,048
2020	\$221,958	\$25,000	\$246,958	\$218,225

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.