



Address: [2448 CANYON SPRINGS DR](#)
City: GRAND PRAIRIE
Georeference: 38600L-A-5
Subdivision: SILVERADO SPRINGS PH I & II
Neighborhood Code: 1S030E

Latitude: 32.7059024898
Longitude: -97.0406176464
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 5

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: 5/1/2025

Notice Value: \$328,652

Protest Deadline Date: 5/24/2024

Site Number: 40545466

Site Name: SILVERADO SPRINGS PH I & II-A-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,867

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:

CARRIZAL DANIEL
CARRIZAL TAMBRA

Primary Owner Address:

2448 CANYON SPRINGS DR
GRAND PRAIRIE, TX 75052-8618

Deed Date: 4/2/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212113452](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF NEW YORK MELLON	12/6/2011	D212005278	0000000	0000000
STANFIELD NKEONYELU	7/7/2006	D206221080	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	\$268,262	\$60,390	\$328,652	\$292,313
2024	\$268,262	\$60,390	\$328,652	\$265,739
2023	\$269,531	\$25,000	\$294,531	\$241,581
2022	\$236,447	\$25,000	\$261,447	\$219,619
2021	\$200,948	\$25,000	\$225,948	\$199,654
2020	\$186,124	\$25,000	\$211,124	\$181,504

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.