



**Address:** [2444 CANYON SPRINGS DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 38600L-A-6  
**Subdivision:** SILVERADO SPRINGS PH I & II  
**Neighborhood Code:** 1S030E

**Latitude:** 32.7059014934  
**Longitude:** -97.0404195051  
**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 6

**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:** \$448,989  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40545474  
**Site Name:** SILVERADO SPRINGS PH I & II-A-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,318  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,710  
**Land Acres<sup>\*</sup>:** 0.1540  
**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:**  
MONSANTO DIANE  
**Primary Owner Address:**  
2444 CANYON SPRINGS DR  
GRAND PRAIRIE, TX 75052-8618

**Deed Date:** 12/29/2006  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D207005323](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K B HOMES	1/1/2004	0000000000000000	00000000	00000000



## VALUES

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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	\$388,599	\$60,390	\$448,989	\$385,172
2024	\$388,599	\$60,390	\$448,989	\$350,156
2023	\$390,436	\$25,000	\$415,436	\$318,324
2022	\$306,853	\$25,000	\$331,853	\$289,385
2021	\$289,445	\$25,000	\$314,445	\$263,077
2020	\$267,598	\$25,000	\$292,598	\$239,161

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

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- 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.