

Tarrant Appraisal District

Property Information | PDF

Account Number: 40545571

Address: 2404 CANYON SPRINGS DR

City: GRAND PRAIRIE
Georeference: 38600L-A-16

Subdivision: SILVERADO SPRINGS PH I & II

Neighborhood Code: 1S030E

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

Latitude: 32.7058973112 Longitude: -97.038336424 TAD Map: 2138-376 MAPSCO: TAR-084Z

PROPERTY DATA

Legal Description: SILVERADO SPRINGS PH I & II

Block A Lot 16

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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025 Notice Value: \$464.665

Protest Deadline Date: 5/24/2024

Site Number: 40545571

Site Name: SILVERADO SPRINGS PH I & II-A-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,207
Percent Complete: 100%

Land Sqft*: 11,905 Land Acres*: 0.2733

Pool: N

+++ Rounded.

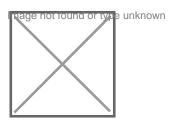
OWNER INFORMATION

Current Owner:Deed Date: 10/31/2005MADRID RUBENDeed Volume: 0000000Primary Owner Address:Deed Page: 00000002404 CANYON SPRINGS DRInstrument: D205345896

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K B HOMES	1/1/2004	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$372,760	\$91,905	\$464,665	\$372,204
2024	\$372,760	\$91,905	\$464,665	\$338,367
2023	\$374,539	\$25,000	\$399,539	\$307,606
2022	\$300,188	\$25,000	\$325,188	\$279,642
2021	\$277,664	\$25,000	\$302,664	\$254,220
2020	\$256,712	\$25,000	\$281,712	\$231,109

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.