



**Address:** [2731 COLD WATER TR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 38600L-B-10  
**Subdivision:** SILVERADO SPRINGS PH I & II  
**Neighborhood Code:** 1S030E

**Latitude:** 32.7046253389  
**Longitude:** -97.0418760013  
**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 B Lot 10

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$375,541

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40545822

**Site Name:** SILVERADO SPRINGS PH I & II-B-10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,488

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,058

**Land Acres<sup>\*</sup>:** 0.1849

**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:**

OLUFEMI EVELYN K

**Primary Owner Address:**

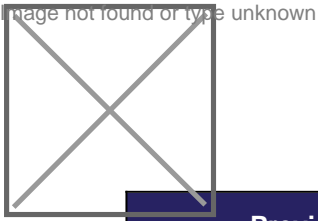
2731 COLD WATER TRL  
GRAND PRAIRIE, TX 75052

**Deed Date:** 5/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224094374](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPA ARMANDO;CHAPA LAURA	3/24/2006	<a href="#">D206107458</a>	0000000	0000000
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 <sup>+</sup>
2025	\$298,478	\$72,522	\$371,000	\$371,000
2024	\$303,019	\$72,522	\$375,541	\$308,892
2023	\$304,458	\$25,000	\$329,458	\$280,811
2022	\$266,811	\$25,000	\$291,811	\$255,283
2021	\$226,414	\$25,000	\$251,414	\$232,075
2020	\$209,540	\$25,000	\$234,540	\$210,977

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.