



**Address:** [2471 SILVERADO TR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 38600L-B-14  
**Subdivision:** SILVERADO SPRINGS PH I & II  
**Neighborhood Code:** 1S030E

**Latitude:** 32.7039459353  
**Longitude:** -97.0415530935  
**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 14

**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:** \$482,977

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

**Site Number:** 40545865

**Site Name:** SILVERADO SPRINGS PH I & II-B-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,315

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,302

**Land Acres<sup>\*</sup>:** 0.1905

**Pool:** Y

<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:**

GARCIA PHILLIP JR  
GARCIA LORRAINE

**Primary Owner Address:**

2471 SILVERADO TRL  
GRAND PRAIRIE, TX 75052

**Deed Date:** 3/11/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220058792](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AILARA KEVIN J;CHEVES JAMES M	9/6/2018	<a href="#">D218205990</a>		
CHEVES J MICHAEL;CHEVES K AILARA	1/31/2007	<a href="#">D207050646</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	\$408,259	\$74,718	\$482,977	\$460,626
2024	\$408,259	\$74,718	\$482,977	\$418,751
2023	\$410,095	\$25,000	\$435,095	\$380,683
2022	\$321,075	\$25,000	\$346,075	\$346,075
2021	\$304,195	\$25,000	\$329,195	\$329,195
2020	\$282,367	\$25,000	\$307,367	\$250,273

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.