



Address: [2467 CANYON SPRINGS DR](#)
City: GRAND PRAIRIE
Georeference: 38600L-C-1
Subdivision: SILVERADO SPRINGS PH I & II
Neighborhood Code: 1S030E

Latitude: 32.7054767941
Longitude: -97.0418390012
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 C Lot 1

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
Protest Deadline Date: 5/24/2024

Site Number: 40546063
Site Name: SILVERADO SPRINGS PH I & II-C-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,624
Percent Complete: 100%
Land Sqft^{*}: 8,648
Land Acres^{*}: 0.1985
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:
MJ CAPITAL OF TX LLC
Primary Owner Address:
2569 E CHERRYWOOD PLACE
CHANDLER, AZ 85249

Deed Date: 10/25/2022
Deed Volume:
Deed Page:
Instrument: [D222277655](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN FAMILY TRUST	3/18/2020	D220332720		
FRANKLIN MICHAEL	11/28/2006	D206396317	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	\$318,553	\$77,832	\$396,385	\$396,385
2024	\$318,553	\$77,832	\$396,385	\$396,385
2023	\$320,060	\$25,000	\$345,060	\$345,060
2022	\$280,401	\$25,000	\$305,401	\$305,401
2021	\$237,849	\$25,000	\$262,849	\$262,849
2020	\$220,072	\$25,000	\$245,072	\$245,072

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

There are no exemptions for this property

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.