



Address: [2463 CANYON SPRINGS DR](#)
City: GRAND PRAIRIE
Georeference: 38600L-C-2
Subdivision: SILVERADO SPRINGS PH I & II
Neighborhood Code: 1S030E

Latitude: 32.7054722999
Longitude: -97.0416081394
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 2

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: \$459,740

Protest Deadline Date: 5/24/2024

Site Number: 40546071

Site Name: SILVERADO SPRINGS PH I & II-C-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,410

Percent Complete: 100%

Land Sqft^{*}: 6,842

Land Acres^{*}: 0.1570

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:

TELLES GRACIELA E

Primary Owner Address:

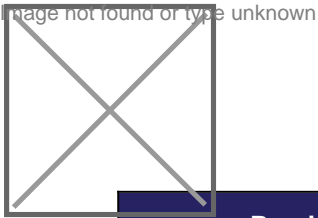
2463 CANYON SPRINGS DR
GRAND PRAIRIE, TX 75052

Deed Date: 10/12/2018

Deed Volume:

Deed Page:

Instrument: [D219089893](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TELLES GRACIELA;TELLES JORGE	4/10/2007	D207128798	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	\$398,162	\$61,578	\$459,740	\$390,099
2024	\$398,162	\$61,578	\$459,740	\$354,635
2023	\$400,045	\$25,000	\$425,045	\$322,395
2022	\$311,709	\$25,000	\$336,709	\$293,086
2021	\$296,449	\$25,000	\$321,449	\$266,442
2020	\$274,038	\$25,000	\$299,038	\$242,220

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.