



Address: [2407 CANYON SPRINGS DR](#)
City: GRAND PRAIRIE
Georeference: 38600L-C-16
Subdivision: SILVERADO SPRINGS PH I & II
Neighborhood Code: 1S030E

Latitude: 32.7054596994
Longitude: -97.0387474185
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 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: 2006
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40546233
Site Name: SILVERADO SPRINGS PH I & II-C-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,816
Percent Complete: 100%
Land Sqft^{*}: 7,759
Land Acres^{*}: 0.1781
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:
NGUYEN KEVIN
Primary Owner Address:
1120 DEER VALLEY LN
ARLINGTON, TX 76001

Deed Date: 5/3/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210107399](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BANK OF NEW YORK	10/6/2009	D209288126	0000000	0000000
FRANCO JOSE M	5/31/2006	D206192573	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 ⁺
2025	\$317,423	\$69,831	\$387,254	\$387,254
2024	\$317,423	\$69,831	\$387,254	\$387,254
2023	\$322,712	\$25,000	\$347,712	\$347,712
2022	\$297,213	\$25,000	\$322,213	\$322,213
2021	\$251,949	\$25,000	\$276,949	\$276,949
2020	\$233,035	\$25,000	\$258,035	\$258,035

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.