



Address: [2424 ARROYO SPRINGS DR](#)
City: GRAND PRAIRIE
Georeference: 38600L-C-21
Subdivision: SILVERADO SPRINGS PH I & II
Neighborhood Code: 1S030E

Latitude: 32.7051603973
Longitude: -97.0395698773
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 21

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: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$361,806

Protest Deadline Date: 5/24/2024

Site Number: 40546292

Site Name: SILVERADO SPRINGS PH I & II-C-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,907

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:

OWITI TIMOTHY
SAIN-OWITI KIMBERLY

Primary Owner Address:

2424 ARROYO SPRINGS DR
GRAND PRAIRIE, TX 75052

Deed Date: 7/8/2015

Deed Volume:

Deed Page:

Instrument: [D216032850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN EMELLI TRAN;PHAN THOA	3/29/2010	D210100893	0000000	0000000
US BANK NATIONAL ASSOC	3/2/2010	D210051658	0000000	0000000
GARCIA PEDRO SEGURA	5/17/2005	D205161107	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	\$300,228	\$61,578	\$361,806	\$343,625
2024	\$300,228	\$61,578	\$361,806	\$312,386
2023	\$345,677	\$25,000	\$370,677	\$283,987
2022	\$284,583	\$25,000	\$309,583	\$258,170
2021	\$209,700	\$25,000	\$234,700	\$234,700
2020	\$209,700	\$25,000	\$234,700	\$234,700

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.