



**Address:** [1415 NIAGARA FALLS CT](#)  
**City:** ARLINGTON  
**Georeference:** 31744A-2-2  
**Subdivision:** PARKCREST PLACE  
**Neighborhood Code:** 1M060C

**Latitude:** 32.629129196  
**Longitude:** -97.0854080765  
**TAD Map:** 2126-348  
**MAPSCO:** TAR-111M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** PARKCREST PLACE Block 2 Lot 2

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$461,377

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

**Site Number:** 40817121

**Site Name:** PARKCREST PLACE-2-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,921

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**Pool:** N

<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:**

JONES CLIFFORD R

**Primary Owner Address:**

1415 NIAGARA FALLS CT  
ARLINGTON, TX 76002-5121

**Deed Date:** 11/2/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212284883](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	8/8/2012	<a href="#">D212193819</a>	0000000	0000000
FIRST CLASS HOMES INC	7/14/2010	<a href="#">D211013934</a>	0000000	0000000
GRAHAM MORTGAGE CORPORATION	2/5/2008	<a href="#">D208041309</a>	0000000	0000000
JMP PARTNERS LP	9/14/2005	<a href="#">D206279905</a>	0000000	0000000
BRIGHT STAR PRTN GROUP LP	1/1/2005	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 <sup>+</sup>
2025	\$401,377	\$60,000	\$461,377	\$458,996
2024	\$401,377	\$60,000	\$461,377	\$417,269
2023	\$406,380	\$60,000	\$466,380	\$379,335
2022	\$398,023	\$50,000	\$448,023	\$344,850
2021	\$274,361	\$50,000	\$324,361	\$313,500
2020	\$235,000	\$50,000	\$285,000	\$285,000

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.