



**Address:** [1402 NIAGARA FALLS CT](#)  
**City:** ARLINGTON  
**Georeference:** 31744A-2-10  
**Subdivision:** PARKCREST PLACE  
**Neighborhood Code:** 1M060C

**Latitude:** 32.6282796527  
**Longitude:** -97.0860046852  
**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 10

**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:** None

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

**Site Number:** 40817210

**Site Name:** PARKCREST PLACE-2-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,884

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**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:**

THAI DUONG  
TRAN MAI  
THAI VIET

**Primary Owner Address:**

1402 NIAGARA FALLS CT  
ARLINGTON, TX 76002

**Deed Date:** 5/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221136641](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THAI DUONG	11/29/2018	<a href="#">D218263851</a>		
DAVIS KELLY;DAVIS NICHOLAS	8/27/2012	<a href="#">D212212908</a>	0000000	0000000
HMH LIFESTYLES LP	5/16/2012	<a href="#">D212117988</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	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 <sup>+</sup>
2025	\$263,000	\$60,000	\$323,000	\$323,000
2024	\$286,693	\$60,000	\$346,693	\$346,693
2023	\$301,925	\$60,000	\$361,925	\$333,048
2022	\$252,771	\$50,000	\$302,771	\$302,771
2021	\$199,914	\$50,000	\$249,914	\$249,914
2020	\$180,204	\$50,000	\$230,204	\$230,204

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.