



Address: [1403 GRAND CANYON CT](#)
City: ARLINGTON
Georeference: 31744A-3-15
Subdivision: PARKCREST PLACE
Neighborhood Code: 1M060C

Latitude: 32.627292379
Longitude: -97.085345935
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 3 Lot 15

Jurisdictions:

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

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40817539

Site Name: PARKCREST PLACE-3-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,854

Percent Complete: 100%

Land Sqft^{*}: 7,536

Land Acres^{*}: 0.1730

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:

ARANDA GINNA Y

ARANDA MANUEL

Primary Owner Address:

7811 LINKS DR
ARLINGTON, TX 76001

Deed Date: 3/16/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212067528](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	10/5/2011	D211241815	0000000	0000000
FIRST CLASS HOMES INC	7/14/2010	D211013934	0000000	0000000
GRAHAM MORTGAGE CORPORATION	2/5/2008	D208041309	0000000	0000000
JMP PARTNERS LP	9/14/2005	D206279905	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 ⁺
2025	\$283,156	\$60,000	\$343,156	\$343,156
2024	\$283,156	\$60,000	\$343,156	\$343,156
2023	\$298,202	\$60,000	\$358,202	\$358,202
2022	\$249,675	\$50,000	\$299,675	\$299,675
2021	\$197,493	\$50,000	\$247,493	\$247,493
2020	\$178,037	\$50,000	\$228,037	\$228,037

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.