



Address: [1410 GRAND CANYON CT](#)
City: ARLINGTON
Georeference: 31744A-3-22
Subdivision: PARKCREST PLACE
Neighborhood Code: 1M060C

Latitude: 32.6271986183
Longitude: -97.0843941813
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 22

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: 40817628

Site Name: PARKCREST PLACE-3-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,884

Percent Complete: 100%

Land Sqft^{*}: 7,492

Land Acres^{*}: 0.1719

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:

OLUWASUYI BABALOLA I
OLUWASUYI MARGARET MERCY

Primary Owner Address:

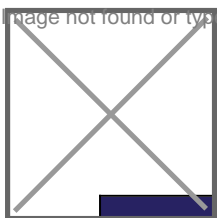
1410 GRAND CANYON CT
ARLINGTON, TX 76002

Deed Date: 2/6/2023

Deed Volume:

Deed Page:

Instrument: [D223025364](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	3/24/2022	D222081759		
GASKIN JARED;GASKIN MERIDETH	3/2/2012	D212105148	0000000	0000000
HMH LIFESTYLES LP	8/19/2011	D211202210	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	\$285,375	\$60,000	\$345,375	\$345,375
2024	\$285,375	\$60,000	\$345,375	\$345,375
2023	\$300,544	\$60,000	\$360,544	\$360,544
2022	\$251,619	\$50,000	\$301,619	\$273,909
2021	\$199,008	\$50,000	\$249,008	\$249,008
2020	\$179,391	\$50,000	\$229,391	\$229,391

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.