



Address: [1414 GRAND CANYON CT](#)
City: ARLINGTON
Georeference: 31744A-3-23
Subdivision: PARKCREST PLACE
Neighborhood Code: 1M060C

Latitude: 32.6272808318
Longitude: -97.0842252267
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 23

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

Notice Sent Date: 5/1/2025

Notice Value: \$467,620

Protest Deadline Date: 5/24/2024

Site Number: 40817636

Site Name: PARKCREST PLACE-3-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,262

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:

ERVE ANTONE

Primary Owner Address:

1414 GRAND CANYON CT
ARLINGTON, TX 76002

Deed Date: 1/10/2017

Deed Volume:

Deed Page:

Instrument: [D217006711](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARREOLA ERNAN	7/12/2012	D212171690	0000000	0000000
HMH LIFESTYLES LP	12/2/2011	D211294595	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	\$407,620	\$60,000	\$467,620	\$432,697
2024	\$407,620	\$60,000	\$467,620	\$393,361
2023	\$429,555	\$60,000	\$489,555	\$357,601
2022	\$358,665	\$50,000	\$408,665	\$325,092
2021	\$245,538	\$50,000	\$295,538	\$295,538
2020	\$233,000	\$50,000	\$283,000	\$283,000

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.