

LOCATION

Address: [1417 NIAGARA FALLS CT](#)
City: ARLINGTON
Georeference: 31744A-2-1
Subdivision: PARKCREST PLACE
Neighborhood Code: 1M060C

Latitude: 32.6292272967
Longitude: -97.0852181585
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 1

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: 5/15/2025

Site Number: 40817113
Site Name: PARKCREST PLACE-2-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,884
Percent Complete: 100%
Land Sqft^{*}: 10,672
Land Acres^{*}: 0.2449
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:

PARKER KEITH W
PARKER BRENDA L

Primary Owner Address:

1417 NIAGARA FALLS CT
ARLINGTON, TX 76002-5121

Deed Date: 9/27/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212242689](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	5/18/2012	D212120433	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	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$286,693	\$60,000	\$346,693	\$332,636
2023	\$301,925	\$60,000	\$361,925	\$302,396
2022	\$252,771	\$50,000	\$302,771	\$274,905
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.