

## LOCATION

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**Address:** [1403 NIAGARA FALLS CT](#)  
**City:** ARLINGTON  
**Georeference:** 31744A-2-7  
**Subdivision:** PARKCREST PLACE  
**Neighborhood Code:** 1M060C

**Latitude:** 32.6287157777  
**Longitude:** -97.0862511247  
**TAD Map:** 2126-348  
**MAPSCO:** TAR-111L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** PARKCREST PLACE Block 2 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40817180  
**Site Name:** PARKCREST PLACE-2-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,980  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,797  
**Land Acres<sup>\*</sup>:** 0.1789  
**Pool:** Y

<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

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**Current Owner:**

CRUZ FRANCISCO J

CRUZ ROSSANNA

**Primary Owner Address:**

1403 NIAGARA FALLS CT  
ARLINGTON, TX 76002-5121

**Deed Date:** 3/4/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213057149](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	11/30/2012	<a href="#">D212293579</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	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$380,000	\$60,000	\$440,000	\$440,000
2023	\$448,182	\$60,000	\$508,182	\$400,602
2022	\$410,000	\$50,000	\$460,000	\$364,184
2021	\$292,958	\$50,000	\$342,958	\$331,076
2020	\$250,978	\$50,000	\$300,978	\$300,978

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.