

LOCATION

Address: [1404 NIAGARA FALLS CT](#)
City: ARLINGTON
Georeference: 31744A-2-11
Subdivision: PARKCREST PLACE
Neighborhood Code: 1M060C

Latitude: 32.6283606935
Longitude: -97.0858349392
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 11

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: 40817229

Site Name: PARKCREST PLACE-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,412

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

GARDEN LACEDRIE K

Primary Owner Address:

1404 NIAGARA FALLS CT
ARLINGTON, TX 76002-5121

Deed Date: 10/4/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212254478](#)

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	\$316,001	\$60,000	\$376,001	\$348,456
2023	\$332,857	\$60,000	\$392,857	\$316,778
2022	\$278,435	\$50,000	\$328,435	\$287,980
2021	\$219,914	\$50,000	\$269,914	\$261,800
2020	\$188,000	\$50,000	\$238,000	\$238,000

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)

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.