

## LOCATION

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**Address:** [1406 NIAGARA FALLS CT](#)  
**City:** ARLINGTON  
**Georeference:** 31744A-2-12  
**Subdivision:** PARKCREST PLACE  
**Neighborhood Code:** 1M060C

**Latitude:** 32.6284417344  
**Longitude:** -97.0856651928  
**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

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**Legal Description:** PARKCREST PLACE Block 2 Lot 12

**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:** 40817237

**Site Name:** PARKCREST PLACE-2-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,329

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**Pool:** N

<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:**

NZEOGWU ROSEMARY

NZEOGWU MICHAEL C

**Primary Owner Address:**

1406 NIAGARA FALLS CT  
ARLINGTON, TX 76002

**Deed Date:** 10/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222259949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLAWEPO OLANIYI M	11/30/2012	<a href="#">D212299645</a>	0000000	0000000
HMH LIFESTYLES LP	8/7/2012	<a href="#">D212193440</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	0000000000000000	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	\$312,013	\$60,000	\$372,013	\$372,013
2023	\$328,648	\$60,000	\$388,648	\$388,648
2022	\$274,943	\$50,000	\$324,943	\$293,913
2021	\$217,194	\$50,000	\$267,194	\$267,194
2020	\$195,656	\$50,000	\$245,656	\$245,656

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.