



Address: [6702 CANALVIEW DR](#)
City: ARLINGTON
Georeference: 38515-6-17
Subdivision: SHOREWOOD ESTATES PH 1-5 ADDN
Neighborhood Code: 1L060G

Latitude: 32.6885358
Longitude: -97.2142539287
TAD Map: 2084-368
MAPSCO: TAR-094E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHOREWOOD ESTATES PH 1-5 ADDN Block 6 Lot 17

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$380,867

Protest Deadline Date: 5/24/2024

Site Number: 02757028

Site Name: SHOREWOOD ESTATES PH 1-5 ADDN-6-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,029

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

ROACH RICHARD
ROACH SU NAM

Primary Owner Address:

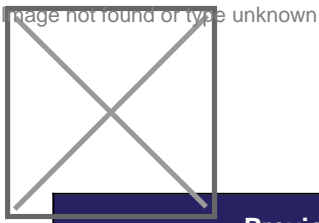
6702 CANALVIEW DR
ARLINGTON, TX 76016

Deed Date: 3/29/2017

Deed Volume:

Deed Page:

Instrument: [D217069007](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BULPITT LINDA;BULPITT MURRAY L	5/16/2003	00167500000097	0016750	0000097
MAYFIELD DAVE C;MAYFIELD MARILYN	3/31/1995	00119260000001	0011926	0000001
HENDRICKS MICHIKO;HENDRICKS THOMAS	7/22/1987	00090160000237	0009016	0000237
MBS CONSTRUCTION CORP	1/13/1987	00088100001976	0008810	0001976
SHERRILL ROBERT D	6/11/1985	00082090001843	0008209	0001843
MAXIM HOMES ARLINGTON	3/19/1985	00081230000232	0008123	0000232
MURRAY SAVINGS ASSOC	1/18/1984	00077200001701	0007720	0001701
TAFFETA LTD	12/31/1900	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	\$305,867	\$75,000	\$380,867	\$380,867
2024	\$305,867	\$75,000	\$380,867	\$372,924
2023	\$305,935	\$65,000	\$370,935	\$339,022
2022	\$259,247	\$65,000	\$324,247	\$308,202
2021	\$234,072	\$50,000	\$284,072	\$280,184
2020	\$204,713	\$50,000	\$254,713	\$254,713

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

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.