

Tarrant Appraisal District

Property Information | PDF

Account Number: 03258742

Address: 5310 VINCENNES CT

City: ARLINGTON

Georeference: 44582-4-17

Subdivision: VERMILLION PLACE ADDITION

Neighborhood Code: 1L140M

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

PROPERTY DATA

Legal Description: VERMILLION PLACE ADDITION

Block 4 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: 1977

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03258742

Site Name: VERMILLION PLACE ADDITION-4-17

Site Class: A1 - Residential - Single Family

Latitude: 32.6599359796

TAD Map: 2096-360 **MAPSCO:** TAR-095W

Longitude: -97.1798467947

Parcels: 1

Approximate Size+++: 1,714
Percent Complete: 100%

Land Sqft*: 7,130 Land Acres*: 0.1636

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

NEAL CANAAN

Primary Owner Address:

5310 VINCENNES CT ARLINGTON, TX 76017 **Deed Date:** 6/29/2020

Deed Volume: Deed Page:

Instrument: D220159906

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



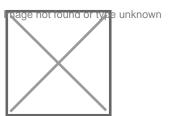
Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEAL CANAAN;NEAL JASON	9/26/2019	D219221723		
ELDER LARRY BENTON	10/19/1993	00112910000061	0011291	0000061
ELDER LARRY B ETAL	4/30/1991	00102430002063	0010243	0002063
SECRETARY OF HUD	8/8/1990	00100200001870	0010020	0001870
CENLAR FEDERAL SAVINGS BANK	8/7/1990	00100070000490	0010007	0000490
KING TOMMY RAY	10/12/1989	00097420001014	0009742	0001014
KING KATHERINE A;KING RAY	5/31/1988	00092970002001	0009297	0002001
SECRETARY OF HUD	10/7/1987	00092230000014	0009223	0000014
METMOR FINANCIAL INC	10/6/1987	00090940001584	0009094	0001584
RICKARD BONNIE;RICKARD JOHN	9/5/1985	00082980000557	0008298	0000557
HERMAN BOSWELL INC	8/30/1985	00082160000680	0008216	0000680
WAINWRIGHT MARY A	6/18/1985	00082160000678	0008216	0000678
HERMAN BOSWELL INC	3/28/1985	00081310002278	0008131	0002278
WAINWRIGHT MARY A	6/9/1983	00075290000164	0007529	0000164
DANIEL E WAINWRIGHT	1/1/1982	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$257,751	\$55,000	\$312,751	\$312,751
2024	\$257,751	\$55,000	\$312,751	\$312,751
2023	\$251,130	\$45,000	\$296,130	\$290,473
2022	\$220,874	\$45,000	\$265,874	\$264,066
2021	\$200,060	\$40,000	\$240,060	\$240,060
2020	\$175,144	\$40,000	\$215,144	\$215,144

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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.

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