



**Address:** [5310 VINCENNES CT](#)  
**City:** ARLINGTON  
**Georeference:** 44582-4-17  
**Subdivision:** VERMILLION PLACE ADDITION  
**Neighborhood Code:** 1L140M

**Latitude:** 32.6599359796  
**Longitude:** -97.1798467947  
**TAD Map:** 2096-360  
**MAPSCO:** TAR-095W



Google Map or type unknown

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,714

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,130

**Land Acres<sup>\*</sup>:** 0.1636

**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

**Current Owner:**

NEAL CANAAN

**Primary Owner Address:**

5310 VINCENNES CT  
ARLINGTON, TX 76017

**Deed Date:** 6/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220159906](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEAL CANAAN;NEAL JASON	9/26/2019	<a href="#">D219221723</a>		
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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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



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

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- 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.