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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 06874959**

**Address:** [6415 FANNIN DR](#)  
**City:** ARLINGTON  
**Georeference:** 13572-11-7R  
**Subdivision:** FANNIN FARM ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.6412835711  
**Longitude:** -97.1388919543  
**TAD Map:** 2108-352  
**MAPSCO:** TAR-110F



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

## PROPERTY DATA

**Legal Description:** FANNIN FARM ADDITION Block  
11 Lot 7R

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06874959

**Site Name:** FANNIN FARM ADDITION-11-7R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,431

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,739

**Land Acres<sup>\*</sup>:** 0.1776

**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:**

GUARDIOLA ADAM  
GUARDIOLA JESSICA

**Primary Owner Address:**

6415 FANNIN DR  
ARLINGTON, TX 76001

**Deed Date:** 2/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221042298](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRADY JOHN B	4/29/2008	<a href="#">D208162176</a>	0000000	0000000
REEVES JERRY R;REEVES STACIE R	10/4/1996	00125400000953	0012540	0000953
D R HORTON TEXAS LTD	3/25/1996	00123170000169	0012317	0000169
RUSH CREEK FARM EAST LTD	1/1/1995	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	\$336,259	\$65,000	\$401,259	\$401,259
2024	\$336,259	\$65,000	\$401,259	\$401,259
2023	\$327,189	\$65,000	\$392,189	\$392,189
2022	\$282,174	\$55,000	\$337,174	\$337,174
2021	\$249,855	\$55,000	\$304,855	\$304,855
2020	\$231,022	\$55,000	\$286,022	\$286,022

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

There are no exemptions for this property

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.