



Address: [6502 OPUS DR](#)
City: ARLINGTON
Georeference: 13572F-K-5
Subdivision: FANNIN FARM WEST ADDITION
Neighborhood Code: 1M100F

Latitude: 32.6395724893
Longitude: -97.1465975553
TAD Map: 2108-352
MAPSCO: TAR-110E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FANNIN FARM WEST
ADDITION Block K Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$407,759

Protest Deadline Date: 5/24/2024

Site Number: 07766564

Site Name: FANNIN FARM WEST ADDITION-K-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,681

Percent Complete: 100%

Land Sqft^{*}: 7,196

Land Acres^{*}: 0.1651

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:

WAGNER KEVIN G
WAGNER KAREN K

Primary Owner Address:

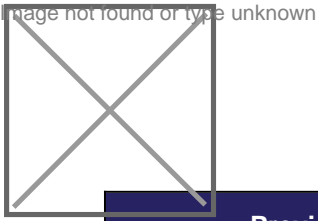
6502 OPUS DR
ARLINGTON, TX 76001-5810

Deed Date: 4/8/2002

Deed Volume: 0015607

Deed Page: 0000377

Instrument: 00156070000377



Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	9/12/2001	00151350000360	0015135	0000360
DALMAC-SHELTON FANNIN FMS LTD	1/1/2001	000000000000000	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	\$342,759	\$65,000	\$407,759	\$407,759
2024	\$342,759	\$65,000	\$407,759	\$405,955
2023	\$332,591	\$65,000	\$397,591	\$369,050
2022	\$293,444	\$55,000	\$348,444	\$335,500
2021	\$250,000	\$55,000	\$305,000	\$305,000
2020	\$227,000	\$55,000	\$282,000	\$282,000

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.