



Address: [3216 FANNIN LN](#)
City: GRAPEVINE
Georeference: 6303-2-12
Subdivision: CANNON HOMESTEAD ADDITION
Neighborhood Code: 3S100B

Latitude: 32.9721792158
Longitude: -97.1240057205
TAD Map: 2114-472
MAPSCO: TAR-012V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CANNON HOMESTEAD
ADDITION Block 2 Lot 12

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 2003

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$985,000

Protest Deadline Date: 5/24/2024

Site Number: 07888279

Site Name: CANNON HOMESTEAD ADDITION-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,759

Percent Complete: 100%

Land Sqft^{*}: 14,389

Land Acres^{*}: 0.3303

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:

HEITKAMP ERIC
HEITKAMP STEPHANIE G

Primary Owner Address:

3216 FANNIN LN
GRAPEVINE, TX 76092-3328

Deed Date: 9/21/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206325038](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	7/24/2006	D206274163	0000000	0000000
MARTINEZ ROBERT JR	5/3/2004	D204139336	0000000	0000000
SKINNER CUSTOM HOMES INC	1/30/2003	00163700000230	0016370	0000230
CANNON HOMESTEAD PRTNSHP	1/1/2001	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	\$657,275	\$247,725	\$905,000	\$905,000
2024	\$737,275	\$247,725	\$985,000	\$846,738
2023	\$770,841	\$247,725	\$1,018,566	\$769,762
2022	\$584,850	\$165,150	\$750,000	\$699,784
2021	\$487,532	\$148,635	\$636,167	\$636,167
2020	\$487,532	\$148,635	\$636,167	\$636,167

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.