



**Address:** [3217 FANNIN LN](#)  
**City:** GRAPEVINE  
**Georeference:** 6303-3-5  
**Subdivision:** CANNON HOMESTEAD ADDITION  
**Neighborhood Code:** 3S100B

**Latitude:** 32.9716645411  
**Longitude:** -97.1235188121  
**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 3 Lot 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,052,000

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

**Site Number:** 07888341

**Site Name:** CANNON HOMESTEAD ADDITION-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,805

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,152

**Land Acres<sup>\*</sup>:** 0.3707

**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:**

MANN REX A  
MANN KYLEE

**Primary Owner Address:**

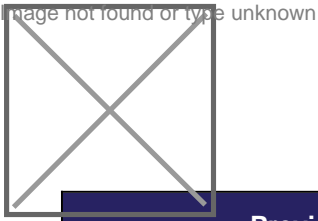
3217 FANNIN LN  
GRAPEVINE, TX 76092

**Deed Date:** 10/8/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215232253](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SINGH KRISHNA B;SINGH UALETТА	8/27/2008	<a href="#">D208339146</a>	0000000	0000000
MOOREFIELD PAUL;MOOREFIELD RHONDA	3/3/2003	00164640000227	0016464	0000227
PSJ PROPERTIES LTD	6/13/2002	00157580000042	0015758	0000042
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 <sup>+</sup>
2025	\$773,900	\$278,100	\$1,052,000	\$974,985
2024	\$773,900	\$278,100	\$1,052,000	\$886,350
2023	\$812,086	\$278,100	\$1,090,186	\$805,773
2022	\$632,052	\$185,400	\$817,452	\$732,521
2021	\$499,068	\$166,860	\$665,928	\$665,928
2020	\$499,068	\$166,860	\$665,928	\$665,928

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.