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**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:**

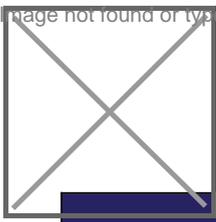
3217 FANNIN LN  
GRAPEVINE, TX 76092

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

**Deed Volume:**

**Deed Page:**

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SINGH KRISHNA B;SINGH UALETTA	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.