



Address: [3213 FANNIN LN](#)
City: GRAPEVINE
Georeference: 6303-3-6
Subdivision: CANNON HOMESTEAD ADDITION
Neighborhood Code: 3S100B

Latitude: 32.9716470872
Longitude: -97.1232472573
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 6

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

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,091,630

Protest Deadline Date: 5/24/2024

Site Number: 07888368

Site Name: CANNON HOMESTEAD ADDITION-3-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,902

Percent Complete: 100%

Land Sqft^{*}: 15,157

Land Acres^{*}: 0.3479

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HALL MARK A
HALL ERIKA

Primary Owner Address:

3213 FANNIN LN
SOUTHLAKE, TX 76092

Deed Date: 7/31/2015

Deed Volume:

Deed Page:

Instrument: [D215159531](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORP	7/30/2015	D215159530		
VAN HOOZER KRIS;VAN HOOZER WALTER H	8/14/2009	D209220562	0000000	0000000
FIDLER DANA;FIDLER MARK W	8/4/2006	D206242449	0000000	0000000
NOYES CINDY L;NOYES PATRICK J	9/18/2003	D203352268	0017218	0000158
PSJ PROPERTIES LTD	4/5/2002	00155970000124	0015597	0000124
CANNON HOMESTEAD PRTNSHP	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	\$737,790	\$261,000	\$998,790	\$998,790
2024	\$830,630	\$261,000	\$1,091,630	\$949,788
2023	\$844,783	\$261,000	\$1,105,783	\$863,444
2022	\$659,600	\$174,000	\$833,600	\$784,949
2021	\$670,090	\$43,500	\$713,590	\$713,590
2020	\$557,525	\$156,600	\$714,125	\$714,125

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.