



Address: [6711 CANIS DR](#)
City: ARLINGTON
Georeference: 13572F-H-24
Subdivision: FANNIN FARM WEST ADDITION
Neighborhood Code: 1M100F

Latitude: 32.635421623
Longitude: -97.1469903471
TAD Map: 2108-352
MAPSCO: TAR-110E



Google Map

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

PROPERTY DATA

Legal Description: FANNIN FARM WEST
ADDITION Block H Lot 24

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

State Code: A
Year Built: 2004
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 40120058
Site Name: FANNIN FARM WEST ADDITION-H-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,705
Percent Complete: 100%
Land Sqft^{*}: 7,223
Land Acres^{*}: 0.1658
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:
GEORGE HAROLD E
GEORGE GRACE B
Primary Owner Address:
6711 CANIS DR
ARLINGTON, TX 76001

Deed Date: 9/23/2016
Deed Volume:
Deed Page:
Instrument: [D216227637](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DURAN MARIA;DURAN RUBEN	9/5/2006	D206281114	0000000	0000000
ZUNIGA LORRI L	2/11/2005	D205045335	0000000	0000000
D R HORTON TEXAS LTD	5/1/2003	00166860000059	0016686	0000059
DALMAC-SHELTON FANNIN FMS LTD	1/1/2002	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	\$350,052	\$65,000	\$415,052	\$415,052
2024	\$350,052	\$65,000	\$415,052	\$415,052
2023	\$339,630	\$65,000	\$404,630	\$384,330
2022	\$299,581	\$55,000	\$354,581	\$349,391
2021	\$262,628	\$55,000	\$317,628	\$317,628
2020	\$241,084	\$55,000	\$296,084	\$296,084

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)
- DISABLED VET 70 to 99 PCT 11.22

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.