



**Address:** [6709 CANIS DR](#)  
**City:** ARLINGTON  
**Georeference:** 13572F-H-25  
**Subdivision:** FANNIN FARM WEST ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.6355859261  
**Longitude:** -97.1469899492  
**TAD Map:** 2108-352  
**MAPSCO:** TAR-110E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FANNIN FARM WEST  
ADDITION Block H Lot 25

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40120066  
**Site Name:** FANNIN FARM WEST ADDITION-H-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,141  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,220  
**Land Acres<sup>\*</sup>:** 0.1657  
**Pool:** N

<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:**  
NGUYEN KEVIN  
**Primary Owner Address:**  
1120 DEER VALLEY LN  
ARLINGTON, TX 76001

**Deed Date:** 11/15/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204362135](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$370,504	\$65,000	\$435,504	\$435,504
2024	\$370,504	\$65,000	\$435,504	\$435,504
2023	\$352,952	\$65,000	\$417,952	\$417,952
2022	\$335,949	\$55,000	\$390,949	\$383,765
2021	\$293,877	\$55,000	\$348,877	\$348,877
2020	\$269,339	\$55,000	\$324,339	\$324,339

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

There are no exemptions for this property

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.