



Address: [6707 CANIS DR](#)
City: ARLINGTON
Georeference: 13572F-H-26
Subdivision: FANNIN FARM WEST ADDITION
Neighborhood Code: 1M100F

Latitude: 32.6357536314
Longitude: -97.1469894133
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 26

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: 40120074

Site Name: FANNIN FARM WEST ADDITION-H-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,937

Percent Complete: 100%

Land Sqft^{*}: 7,519

Land Acres^{*}: 0.1726

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:

HEATON LORI A

Primary Owner Address:

6707 CANIS DR
ARLINGTON, TX 76001

Deed Date: 8/30/2013

Deed Volume:

Deed Page:

Instrument: 360-529637-13

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES LORI A	8/28/2013	D214000611	0000000	0000000
HEATON LORI A	8/12/2013	360-529637-13		
JONES LORI A; JONES ROGER ALLEN	12/29/2004	D205005377	0000000	0000000
D R HORTON LTD	1/15/2004	D204024092	0000000	0000000
DALMAC-SHELTON FANNIN FMS LTD	1/1/2002	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	\$257,000	\$65,000	\$322,000	\$322,000
2024	\$284,000	\$65,000	\$349,000	\$349,000
2023	\$281,867	\$65,000	\$346,867	\$330,498
2022	\$248,723	\$55,000	\$303,723	\$300,453
2021	\$218,139	\$55,000	\$273,139	\$273,139
2020	\$200,311	\$55,000	\$255,311	\$255,311

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.