



**Address:** [6701 CANIS DR](#)  
**City:** ARLINGTON  
**Georeference:** 13572F-H-29  
**Subdivision:** FANNIN FARM WEST ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.6363358188  
**Longitude:** -97.1469645379  
**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 29

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40120104

**Site Name:** FANNIN FARM WEST ADDITION-H-29

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,400

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,119

**Land Acres<sup>\*</sup>:** 0.2552

**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:**

BLACK ERIC M  
BLACK HILDA M

**Primary Owner Address:**

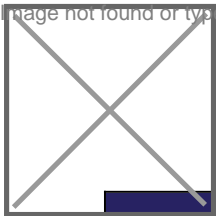
6701 CANIS DR  
ARLINGTON, TX 76001-5538

**Deed Date:** 12/21/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206006350](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARVIN JOSEPH M;GARVIN LINDA S	3/30/2004	<a href="#">D204100809</a>	0000000	0000000
D R HORTON TEXAS LTD	7/24/2003	<a href="#">D203288665</a>	0017036	0000205
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 <sup>+</sup>
2025	\$273,098	\$65,000	\$338,098	\$338,098
2024	\$273,098	\$65,000	\$338,098	\$338,098
2023	\$304,711	\$65,000	\$369,711	\$319,664
2022	\$268,859	\$55,000	\$323,859	\$290,604
2021	\$209,185	\$55,000	\$264,185	\$264,185
2020	\$209,185	\$55,000	\$264,185	\$264,185

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.