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**Address:** [9306 MAPLE CANYON CT](#)  
**City:** ARLINGTON  
**Georeference:** 39762-T-2  
**Subdivision:** SOUTHWIND ADDITION  
**Neighborhood Code:** 1M070D

**Latitude:** 32.5966035657  
**Longitude:** -97.0814553628  
**TAD Map:** 2126-336  
**MAPSCO:** TAR-125D



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

## PROPERTY DATA

**Legal Description:** SOUTHWIND ADDITION Block T  
Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$572,759

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

**Site Number:** 40705447

**Site Name:** SOUTHWIND ADDITION-T-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,039

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**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:**

FULLER KEVIN D  
FULLER CELIA A

**Primary Owner Address:**

9306 MAPLE CANYON CT  
ARLINGTON, TX 76002-3099

**Deed Date:** 7/9/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210172828](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K HOVNANIAN HOMES DFW LLC	11/6/2009	<a href="#">D209297853</a>	0000000	0000000
GMAC MODEL HOME FINANCE INC	10/12/2005	<a href="#">D205306762</a>	0000000	0000000
GOODMAN FAMILY OF BUILDERS LP	9/8/2005	<a href="#">D205347508</a>	0000000	0000000
KIMBALL HILL HOMES DALLAS LP	1/1/2005	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	\$512,759	\$60,000	\$572,759	\$477,150
2024	\$512,759	\$60,000	\$572,759	\$433,773
2023	\$455,683	\$60,000	\$515,683	\$394,339
2022	\$352,443	\$50,000	\$402,443	\$358,490
2021	\$275,900	\$50,000	\$325,900	\$325,900
2020	\$260,000	\$50,000	\$310,000	\$310,000

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.