



Address: [6704 CANYON CREEK DR](#)
City: ARLINGTON
Georeference: 10895-15-11R
Subdivision: EDEN ROAD ESTATES
Neighborhood Code: 1M020A

Latitude: 32.6368295227
Longitude: -97.1247333336
TAD Map: 2114-352
MAPSCO: TAR-110G



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

PROPERTY DATA

Legal Description: EDEN ROAD ESTATES Block 15
Lot 11R

Jurisdictions:

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

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06720218

Site Name: EDEN ROAD ESTATES-15-11R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,105

Percent Complete: 100%

Land Sqft^{*}: 7,188

Land Acres^{*}: 0.1650

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:
TINSLEY VETA

Primary Owner Address:
6704 CANYON CREEK DR
ARLINGTON, TX 76001-7489

Deed Date: 1/8/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214005629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRINT IT OF NORTH TEXAS LLC	6/7/2013	D213146376	0000000	0000000
SECRETARY OF HUD	10/3/2012	D212316526	0000000	0000000
CITIMORTGAGE INC	10/2/2012	D212253156	0000000	0000000
MOORMAN CHRISTIAN L;MOORMAN J C	1/27/2003	00163590000048	0016359	0000048
DAVIS KIRBY H;DAVIS TERESA C	1/25/1996	00122510001041	0012251	0001041
CHOICE HOMES TEXAS INC	11/2/1995	00121580000039	0012158	0000039
EDEN ROAD ESTATES JV	1/1/1994	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	\$0	\$0	\$0	\$0
2024	\$337,643	\$45,000	\$382,643	\$382,643
2023	\$301,564	\$45,000	\$346,564	\$346,564
2022	\$268,946	\$35,000	\$303,946	\$303,946
2021	\$247,183	\$35,000	\$282,183	\$282,183
2020	\$209,863	\$35,000	\$244,863	\$244,863

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.