

Tarrant Appraisal District Property Information | PDF Account Number: 06720242

Address: 6710 CANYON CREEK DR

City: ARLINGTON Georeference: 10895-15-14R Subdivision: EDEN ROAD ESTATES Neighborhood Code: 1M020A Latitude: 32.6362306186 Longitude: -97.1247381102 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 14R

Jurisdictions:

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

State Code: A

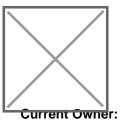
Year Built: 1996 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06720242 Site Name: EDEN ROAD ESTATES-15-14R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,696 Percent Complete: 100% Land Sqft^{*}: 7,188 Land Acres^{*}: 0.1650 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION





PHAM TUYET TRINH PHAM TUYET THI

Primary Owner Address: 6710 CANYON CREEK DR ARLINGTON, TX 76001 Deed Date: 8/17/2017 Deed Volume: Deed Page: Instrument: D217193638

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANT COURTNEY N;GRANT JOHN	12/23/2013	<u>D213321940</u>	000000	0000000
SAENZ ALEJANDRO A	9/14/2006	D206294225	000000	0000000
DAVIS DUSTIN E;DAVIS SHARON B	4/26/1996	00123530001434	0012353	0001434
CHOICE HOMES- TEXAS INC	2/15/1996	00122640001979	0012264	0001979
EDEN ROAD ESTATES JV	1/1/1994	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$287,345	\$45,000	\$332,345	\$314,070
2023	\$290,532	\$45,000	\$335,532	\$285,518
2022	\$229,172	\$35,000	\$264,172	\$259,562
2021	\$210,745	\$35,000	\$245,745	\$235,965
2020	\$179,514	\$35,000	\$214,514	\$214,514

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.