



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



Current Owner:

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 | D213321940 | 0000000 | 0000000 |
| SAENZ ALEJANDRO A | 9/14/2006 | D206294225 | 0000000 | 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 | 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 | \$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.