



**Address:** [6707 CANIS DR](#)  
**City:** ARLINGTON  
**Georeference:** 13572F-H-26  
**Subdivision:** FANNIN FARM WEST ADDITION  
**Neighborhood Code:** 1M100F

**Latitude:** 32.6357536314  
**Longitude:** -97.1469894133  
**TAD Map:** 2108-352  
**MAPSCO:** TAR-110E



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

## PROPERTY DATA

**Legal Description:** FANNIN FARM WEST  
ADDITION Block H Lot 26

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40120074

**Site Name:** FANNIN FARM WEST ADDITION-H-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,937

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,519

**Land Acres<sup>\*</sup>:** 0.1726

**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:**  
HEATON LORI A  
**Primary Owner Address:**  
6707 CANIS DR  
ARLINGTON, TX 76001

**Deed Date:** 8/30/2013  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 360-529637-13

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES LORI A	8/28/2013	<a href="#">D214000611</a>	0000000	0000000
HEATON LORI A	8/12/2013	360-529637-13		
JONES LORI A; JONES ROGER ALLEN	12/29/2004	<a href="#">D205005377</a>	0000000	0000000
D R HORTON LTD	1/15/2004	<a href="#">D204024092</a>	0000000	0000000
DALMAC-SHELTON FANNIN FMS LTD	1/1/2002	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$284,000	\$65,000	\$349,000	\$349,000
2023	\$281,867	\$65,000	\$346,867	\$330,498
2022	\$248,723	\$55,000	\$303,723	\$300,453
2021	\$218,139	\$55,000	\$273,139	\$273,139
2020	\$200,311	\$55,000	\$255,311	\$255,311

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.