



Address: [6012 FANNIN DR](#)
City: ARLINGTON
Georeference: 20783H-1-6
Subdivision: HUNTER'S CREEK ADDN
Neighborhood Code: 1M100E

Latitude: 32.6464545657
Longitude: -97.1353548026
TAD Map: 2108-356
MAPSCO: TAR-110B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUNTER'S CREEK ADDN Block
1 Lot 6

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$361,794

Protest Deadline Date: 5/24/2024

Site Number: 06848494

Site Name: HUNTER'S CREEK ADDN-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,348

Percent Complete: 100%

Land Sqft^{*}: 7,884

Land Acres^{*}: 0.1809

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:

BAIDO RUSSEL S
BAIDO GWENALYN

Primary Owner Address:

6012 FANNIN DR
ARLINGTON, TX 76001-5691

Deed Date: 11/7/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213300831](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAIDO GWENDALYN;BAIDO RUSSEL S	9/17/2009	D209255175	0000000	0000000
GRAVES JAIME;GRAVES NATHAN	9/29/2006	D206311286	0000000	0000000
ESKEW STEVEN R	10/31/2002	00161130000144	0016113	0000144
D R HORTON TEXAS LTD	4/21/1999	00140490000400	0014049	0000400
NATHAN A WATSON CO	1/1/1995	0000000000000000	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	\$306,794	\$55,000	\$361,794	\$361,794
2024	\$306,794	\$55,000	\$361,794	\$354,823
2023	\$301,600	\$55,000	\$356,600	\$322,566
2022	\$248,242	\$45,000	\$293,242	\$293,242
2021	\$229,200	\$45,000	\$274,200	\$274,200
2020	\$230,294	\$45,000	\$275,294	\$275,294

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.