



Address: [306 DAKOTA DR](#)
City: ARLINGTON
Georeference: 7174-6-3
Subdivision: CHERRY CREEK ESTATES ADDITION
Neighborhood Code: 1M070I

Latitude: 32.6118968511
Longitude: -97.1145646458
TAD Map: 2114-344
MAPSCO: TAR-110V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHERRY CREEK ESTATES
ADDITION Block 6 Lot 3

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: OOWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 07622465
Site Name: CHERRY CREEK ESTATES ADDITION-6-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,835
Percent Complete: 100%
Land Sqft^{*}: 7,013
Land Acres^{*}: 0.1609
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:
HERCEG KENNETH
HERCEG MASHIL C
Primary Owner Address:
1822 SHERIDAN RD
ENCINITAS, CA 92024

Deed Date: 3/13/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214052278](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATISTE MATTHEW J	10/30/2001	00152450000278	0015245	0000278
GEHAN HOMES LTD	1/1/2000	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	\$206,651	\$60,000	\$266,651	\$266,651
2024	\$251,000	\$60,000	\$311,000	\$311,000
2023	\$244,000	\$60,000	\$304,000	\$304,000
2022	\$228,024	\$50,000	\$278,024	\$278,024
2021	\$155,000	\$50,000	\$205,000	\$205,000
2020	\$155,000	\$50,000	\$205,000	\$205,000

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.