



**Address:** [6158 BAGGINS ST](#)  
**City:** FORT WORTH  
**Georeference:** 23140-AR1-5  
**Subdivision:** LAKE CREST EST #1 & 2 ADDITION  
**Neighborhood Code:** 2N0104

**Latitude:** 32.8692112734  
**Longitude:** -97.4164200234  
**TAD Map:** 2024-436  
**MAPSCO:** TAR-032U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE CREST EST #1 & 2  
ADDITION Block AR1 Lot 5

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$433,216

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800017390

**Site Name:** LAKE CREST EST #1 & 2 ADDITION AR1 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,691

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,365

**Land Acres<sup>\*</sup>:** 0.2150

**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:**

FRIAS FRANCISCO  
FRIAS ANDREA J

**Primary Owner Address:**

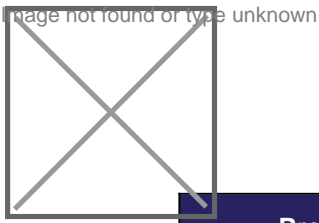
6158 BAGGINS ST  
FORT WORTH, TX 76179

**Deed Date:** 7/25/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224131436](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCARTHY CHRISTOPHER M	1/28/2020	<a href="#">D220021457</a>		
EIS CONSTRUCTION INC	9/9/2019	<a href="#">D219207082</a>		
LCH HOLDINGS LLC	1/11/2017	<a href="#">D217011760</a>		

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	\$363,216	\$70,000	\$433,216	\$433,216
2024	\$363,216	\$70,000	\$433,216	\$408,680
2023	\$354,650	\$50,000	\$404,650	\$371,527
2022	\$332,455	\$50,000	\$382,455	\$337,752
2021	\$257,047	\$50,000	\$307,047	\$307,047
2020	\$257,691	\$50,000	\$307,691	\$307,691

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.