



Address: [6011 CASTANADA DR](#)
City: ARLINGTON
Georeference: 47308-22-7
Subdivision: WINDING CREEK ADDN -ARLINGTON
Neighborhood Code: 1S020N

Latitude: 32.6468940412
Longitude: -97.1147816068
TAD Map: 2114-356
MAPSCO: TAR-110D



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

PROPERTY DATA

Legal Description: WINDING CREEK ADDN - ARLINGTON Block 22 Lot 7

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06677746

Site Name: WINDING CREEK ADDN -ARLINGTON-22-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,480

Percent Complete: 100%

Land Sqft^{*}: 5,619

Land Acres^{*}: 0.1289

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:

FRANCO DYLAN FISHER
FRANCO BRITTANY NICOLE

Primary Owner Address:

6011 CASTANADA DR
ARLINGTON, TX 76018

Deed Date: 8/7/2023

Deed Volume:

Deed Page:

Instrument: [D223140954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAM CHOI CONSULTING LLC	3/22/2023	D223048576		
LEVY MICHAEL	2/24/2010	D210045940	0000000	0000000
ORR LEJARRNET K;ORR RENEE M	4/19/1996	00123420001974	0012342	0001974
GRAND AMERICAN HOMES LTD	7/24/1995	00120420000798	0012042	0000798
WINDING CREEK ARLINGTON TX 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	\$340,111	\$50,571	\$390,682	\$390,682
2023	\$314,283	\$20,000	\$334,283	\$334,283
2022	\$294,979	\$20,000	\$314,979	\$314,979
2021	\$272,809	\$20,000	\$292,809	\$292,809
2020	\$250,649	\$20,000	\$270,649	\$270,649

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.