



**Address:** [6449 RIVERWATER TR](#)  
**City:** FORT WORTH  
**Georeference:** 24813-36-4  
**Subdivision:** MARINE CREEK HILLS ADDITION  
**Neighborhood Code:** 2N050C

**Latitude:** 32.8565676812  
**Longitude:** -97.3992537005  
**TAD Map:** 2030-432  
**MAPSCO:** TAR-033W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MARINE CREEK HILLS  
ADDITION Block 36 Lot 4

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07523742

**Site Name:** MARINE CREEK HILLS ADDITION-36-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,859

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

CRUZ VICTOR

BERMUDEZ FRENZY

**Primary Owner Address:**

6449 RIVERWATER TRL  
FORT WORTH, TX 76179

**Deed Date:** 3/3/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223036784](#)

| Previous Owners                      | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------------------|-------------|-----------|
| HYER MARIE                           | 2/28/2022  | <a href="#">D222054054</a> |             |           |
| FEIGHNY KAREN M                      | 3/25/2019  | <a href="#">D219059134</a> |             |           |
| HOME FRONT REAL ESTATE INV GROUP LLC | 12/20/2016 | <a href="#">D216302007</a> |             |           |
| LIKA VEDAT                           | 10/10/2010 | <a href="#">D210255410</a> | 0000000     | 0000000   |
| SUMLIN CLARA FAY                     | 9/7/2010   | <a href="#">D210248777</a> | 0000000     | 0000000   |
| RODELA JESSICA;RODELA JOHN           | 3/11/2009  | <a href="#">D209144541</a> | 0000000     | 0000000   |
| SUMLIN CLARA FAY                     | 6/7/2006   | <a href="#">D206176193</a> | 0000000     | 0000000   |
| YANCEY GEORGE A;YANCEY SHERELYN      | 11/15/1999 | 00141100000301             | 0014110     | 0000301   |
| HAWKINS FAMILY J V                   | 1/1/1999   | 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 | \$276,776          | \$60,000    | \$336,776    | \$336,776                    |
| 2024 | \$276,776          | \$60,000    | \$336,776    | \$336,776                    |
| 2023 | \$325,124          | \$35,000    | \$360,124    | \$292,982                    |
| 2022 | \$243,312          | \$35,000    | \$278,312    | \$266,347                    |
| 2021 | \$207,134          | \$35,000    | \$242,134    | \$242,134                    |
| 2020 | \$190,885          | \$35,000    | \$225,885    | \$225,885                    |

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.