



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⁺⁺⁺: 1,859

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

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	D222054054		
FEIGHNY KAREN M	3/25/2019	D219059134		
HOME FRONT REAL ESTATE INV GROUP LLC	12/20/2016	D216302007		
LIKA VEDAT	10/10/2010	D210255410	0000000	0000000
SUMLIN CLARA FAY	9/7/2010	D210248777	0000000	0000000
RODELA JESSICA;RODELA JOHN	3/11/2009	D209144541	0000000	0000000
SUMLIN CLARA FAY	6/7/2006	D206176193	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 ⁺
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.