



Address: [6401 RIVERWATER TR](#)
City: FORT WORTH
Georeference: 24813-36-16
Subdivision: MARINE CREEK HILLS ADDITION
Neighborhood Code: 2N050C

Latitude: 32.8549063304
Longitude: -97.4000263584
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 16

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: 07523874

Site Name: MARINE CREEK HILLS ADDITION-36-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,248

Percent Complete: 100%

Land Sqft^{*}: 5,663

Land Acres^{*}: 0.1300

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:

PYBUS SAVANNAH JOY
BUNN HENRISON TAYLOR

Primary Owner Address:

6401 RIVERWATER TR
FORT WORTH, TX 76179

Deed Date: 4/24/2023

Deed Volume:

Deed Page:

Instrument: [D223069665](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTHERN HILLS PROPERTY GROUP LLC	3/16/2023	D223044236		
LA MERE TIMMY J	10/15/2001	00052010000474	0005201	0000474
AMOS CANDI K;AMOS STEVEN A	1/28/2000	00141970000210	0014197	0000210
CHOICE HOMES INC	11/2/1999	00140820000476	0014082	0000476
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	\$195,693	\$60,000	\$255,693	\$255,693
2024	\$195,693	\$60,000	\$255,693	\$255,693
2023	\$229,391	\$35,000	\$264,391	\$264,391
2022	\$172,405	\$35,000	\$207,405	\$193,600
2021	\$147,212	\$35,000	\$182,212	\$176,000
2020	\$125,000	\$35,000	\$160,000	\$160,000

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

- 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.