



Address: [6444 RIVERWATER TR](#)
City: FORT WORTH
Georeference: 24813-38-2
Subdivision: MARINE CREEK HILLS ADDITION
Neighborhood Code: 2N050C

Latitude: 32.8563996061
Longitude: -97.3986960696
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 38 Lot 2

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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$277,051

Protest Deadline Date: 5/24/2024

Site Number: 07524161

Site Name: MARINE CREEK HILLS ADDITION-38-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,484

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:

DUNCAN JULIA LYNN
DUNCAN JIMMY

Primary Owner Address:

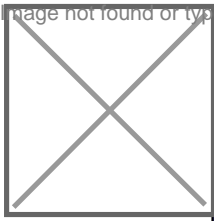
6444 RIVERWATER TR
FORT WORTH, TX 76179-3783

Deed Date: 10/16/2000

Deed Volume: 0014591

Deed Page: 0000378

Instrument: 00145910000378



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	8/8/2000	00144660000055	0014466	0000055
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	\$217,051	\$60,000	\$277,051	\$277,051
2024	\$217,051	\$60,000	\$277,051	\$260,811
2023	\$254,630	\$35,000	\$289,630	\$237,101
2022	\$191,051	\$35,000	\$226,051	\$215,546
2021	\$162,940	\$35,000	\$197,940	\$195,951
2020	\$150,319	\$35,000	\$185,319	\$178,137

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.