

Tarrant Appraisal District Property Information | PDF

Account Number: 07718578

Latitude: 32.854811666

TAD Map: 2030-432 MAPSCO: TAR-033W

Site Number: 07718578

Approximate Size+++: 1,939

Percent Complete: 100%

Land Sqft*: 9,147

Land Acres*: 0.2099

Parcels: 1

Longitude: -97.3982645421

Site Name: MARINE CREEK HILLS ADDITION-39-30

Site Class: A1 - Residential - Single Family

Address: 6401 RAINWATER WAY

City: FORT WORTH

Georeference: 24813-39-30

Subdivision: MARINE CREEK HILLS ADDITION

Neighborhood Code: 2N050C

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

PROPERTY DATA

Legal Description: MARINE CREEK HILLS

ADDITION Block 39 Lot 30

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: 2002

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988): N

Notice Sent Date: 4/15/2025 **Notice Value: \$305.662**

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

PROGRESS RESIDENTIAL BORROWER 25 LLC

Primary Owner Address:

PO BOX 4090

SCOTTSDALE, AZ 85261

Deed Date: 4/11/2024

Deed Volume: Deed Page:

Instrument: D224066258

08-09-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR INVESTMENTS V BORROWER 1 LLC	4/21/2022	D222106015		
TEXAS TRIANGLE REALTY LLC	4/20/2022	D222103830		
SANDLIN PHIL	9/20/2012	D212234076	0000000	0000000
ESTEP BARBARA;ESTEP MICHAEL	8/7/2012	D212229500	0000000	0000000
STAUTZENBERGER BILLY;STAUTZENBERGER RIT	11/14/2008	D208430550	0000000	0000000
ESTEP BARBARA J;ESTEP MICHAEL S	6/19/2007	D207220720	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	9/8/2006	D206294626	0000000	0000000
CHASE HOME FINANCE LLC	9/5/2006	D206284108	0000000	0000000
MCENTYRE MELISSA;MCENTYRE SHAWN	9/12/2002	00159780000407	0015978	0000407
CHOICE HOMES INC	7/2/2002	00157930000026	0015793	0000026
HAWKINS JOINT VENTURE	1/1/2000	00000000000000	0000000	0000000

VALUES

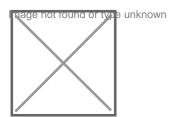
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$220,000	\$60,000	\$280,000	\$280,000
2024	\$245,662	\$60,000	\$305,662	\$305,662
2023	\$285,000	\$35,000	\$320,000	\$320,000
2022	\$249,085	\$35,000	\$284,085	\$262,912
2021	\$214,344	\$35,000	\$249,344	\$239,011
2020	\$197,495	\$35,000	\$232,495	\$217,283

Pending indicates that the property record has not yet been completed for the indicated tax year.

08-09-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.

08-09-2025 Page 3