



**Address:** [6401 RAINWATER WAY](#)  
**City:** FORT WORTH  
**Georeference:** 24813-39-30  
**Subdivision:** MARINE CREEK HILLS ADDITION  
**Neighborhood Code:** 2N050C

**Latitude:** 32.854811666  
**Longitude:** -97.3982645421  
**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 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

**Site Number:** 07718578

**Site Name:** MARINE CREEK HILLS ADDITION-39-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,939

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,147

**Land Acres<sup>\*</sup>:** 0.2099

<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:**

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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR INVESTMENTS V BORROWER 1 LLC	4/21/2022	<a href="#">D222106015</a>		
TEXAS TRIANGLE REALTY LLC	4/20/2022	<a href="#">D222103830</a>		
SANDLIN PHIL	9/20/2012	<a href="#">D212234076</a>	0000000	0000000
ESTEP BARBARA;ESTEP MICHAEL	8/7/2012	<a href="#">D212229500</a>	0000000	0000000
STAUTZENBERGER BILLY;STAUTZENBERGER RIT	11/14/2008	<a href="#">D208430550</a>	0000000	0000000
ESTEP BARBARA J;ESTEP MICHAEL S	6/19/2007	<a href="#">D207220720</a>	0000000	0000000
SECRETARY OF VETERAN AFFAIRS	9/8/2006	<a href="#">D206294626</a>	0000000	0000000
CHASE HOME FINANCE LLC	9/5/2006	<a href="#">D206284108</a>	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

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



## EXEMPTIONS / SPECIAL APPRAISAL

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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.