



Address: [6362 RAINWATER WAY](#)
City: FORT WORTH
Georeference: 24813-40-16
Subdivision: MARINE CREEK HILLS ADDITION
Neighborhood Code: 2N050C

Latitude: 32.8543010211
Longitude: -97.3975915075
TAD Map: 2030-432
MAPSCO: TAR-047A



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 40 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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$285,005

Protest Deadline Date: 5/24/2024

Site Number: 07718861

Site Name: MARINE CREEK HILLS ADDITION-40-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,548

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

NGUYEN VINH T

Primary Owner Address:

6362 RAINWATER WAY
FORT WORTH, TX 76179-4112

Deed Date: 5/3/2002

Deed Volume: 0015666

Deed Page: 0000478

Instrument: 00156660000478

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	2/19/2002	00154780000141	0015478	0000141
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 ⁺
2025	\$225,005	\$60,000	\$285,005	\$285,005
2024	\$225,005	\$60,000	\$285,005	\$268,972
2023	\$264,024	\$35,000	\$299,024	\$244,520
2022	\$197,975	\$35,000	\$232,975	\$222,291
2021	\$168,769	\$35,000	\$203,769	\$202,083
2020	\$155,651	\$35,000	\$190,651	\$183,712

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.