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Address: [4601 BARNHILL LN](#)
City: FORT WORTH
Georeference: 24812C-26-24
Subdivision: MARINE CREEK ESTATES ADDITION
Neighborhood Code: 2N040H

Latitude: 32.8225215187
Longitude: -97.4110933413
TAD Map: 2024-420
MAPSCO: TAR-046R



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

PROPERTY DATA

Legal Description: MARINE CREEK ESTATES
ADDITION Block 26 Lot 24

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- LAKE WORTH ISD (910)

Site Number: 07779224
Site Name: MARINE CREEK ESTATES ADDITION-26-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,670
Percent Complete: 100%
Land Sqft^{*}: 10,410
Land Acres^{*}: 0.2389
Pool: N

State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$272,307
Protest Deadline Date: 5/24/2024

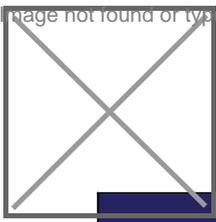
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
 OCHOA RAUL
 OCHOA CYNTHIA
Primary Owner Address:
 4601 BARNHILL LN
 FORT WORTH, TX 76135

Deed Date: 3/27/2020
Deed Volume:
Deed Page:
Instrument: [D220074430](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE PATTON GROUP LLC	12/23/2019	D220007622		
HEB HOMES LLC	12/20/2019	D219297397		
GILL DONALD H	11/27/2012	324-504947-11		
GILL CONSTANCE;GILL DONALD H	3/7/2002	00155400000043	0015540	0000043
CONTINENTAL HOMES OF TEXAS LP	10/23/2001	00152210000290	0015221	0000290
ACACIA LONE STAR 7 LP	1/1/2001	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	\$212,307	\$60,000	\$272,307	\$272,307
2024	\$212,307	\$60,000	\$272,307	\$269,270
2023	\$246,766	\$40,000	\$286,766	\$244,791
2022	\$182,537	\$40,000	\$222,537	\$222,537
2021	\$164,759	\$40,000	\$204,759	\$204,759
2020	\$146,802	\$40,000	\$186,802	\$186,802

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.