



**Address:** [6701 WATERHILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 31682-22-6  
**Subdivision:** PARKVIEW HILLS  
**Neighborhood Code:** 2N050B

**Latitude:** 32.8578956897  
**Longitude:** -97.3935856142  
**TAD Map:** 2030-432  
**MAPSCO:** TAR-033X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PARKVIEW HILLS Block 22 Lot 6

**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:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40220451  
**Site Name:** PARKVIEW HILLS-22-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,408  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,800  
**Land Acres<sup>\*</sup>:** 0.1101  
**Pool:** N

<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:**

MENDEZ ESPADA JAHN KARLO  
MATOS ISRAEL LEE  
ESPADA REBECCA

**Primary Owner Address:**

6701 WATERHILL LN  
FORT WORTH, TX 76179

**Deed Date:** 4/11/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219075368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY J LLC	2/20/2019	<a href="#">D219044732</a>		
MIRANDA MATTHEW	2/23/2009	<a href="#">D209057646</a>	0000000	0000000
CARLSON TRACI	8/14/2004	<a href="#">D204265086</a>	0000000	0000000
NUHOME OF TEXAS	8/13/2004	<a href="#">D204265085</a>	0000000	0000000
LENNAR HMS OF TX LAND & CONST	3/1/2004	<a href="#">D204074619</a>	0000000	0000000
BARHAM & HARRIS DEV ONE LP	1/1/2003	0000000000000000	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	\$164,679	\$60,000	\$224,679	\$224,679
2024	\$164,679	\$60,000	\$224,679	\$224,679
2023	\$206,890	\$35,000	\$241,890	\$241,890
2022	\$166,250	\$35,000	\$201,250	\$201,250
2021	\$132,962	\$35,000	\$167,962	\$167,962
2020	\$133,587	\$35,000	\$168,587	\$168,587

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

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.