



Address: [6601 WATERHILL LN](#)
City: FORT WORTH
Georeference: 31682-22-13
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050B

Latitude: 32.857108695
Longitude: -97.3936540818
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 13

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: 40220532

Site Name: PARKVIEW HILLS-22-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,408

Percent Complete: 100%

Land Sqft^{*}: 10,186

Land Acres^{*}: 0.2338

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:

MEDRANO EFRAIN

MEDRANO TOMASA PLATA

Primary Owner Address:

5205 MIRAGE DR
FORT WORTH, TX 76244-7117

Deed Date: 5/31/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206164228](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| SECRETARY OF HUD | 2/22/2006 | D206056245 | 0000000 | 0000000 |
| MORTGAGE ELECTRONIC REG SYS | 2/7/2006 | D206042500 | 0000000 | 0000000 |
| KOPACKI JASON P | 7/27/2004 | D204243858 | 0000000 | 0000000 |
| NU HOME OF TEXAS INC | 7/27/2004 | D204243563 | 0000000 | 0000000 |
| LENNAR HMS OF TX LAND & CONST | 3/1/2004 | D204074619 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 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.