

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40538990

Address: 6517 WATERHILL LN

City: FORT WORTH
Georeference: 24813-51-5

Subdivision: MARINE CREEK HILLS ADDITION

Neighborhood Code: 2N050C

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

### **PROPERTY DATA**

Legal Description: MARINE CREEK HILLS

ADDITION Block 51 Lot 5

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$294.873

Protest Deadline Date: 5/24/2024

Site Number: 40538990

Site Name: MARINE CREEK HILLS ADDITION-51-5

Site Class: A1 - Residential - Single Family

Latitude: 32.8558642222

**TAD Map:** 2030-432 **MAPSCO:** TAR-033X

Longitude: -97.3934855684

Parcels: 1

Approximate Size+++: 1,859
Percent Complete: 100%

Land Sqft\*: 6,098 Land Acres\*: 0.1399

Pool: N

+++ Rounded.

# OWNER INFORMATION

**Current Owner:** 

CLARKE FREDERICK
CIHANGIR MAKBULE
Primary Owner Address:
6517 WATERHILL LN

FORT WORTH, TX 76179

Deed Date: 10/3/2024

Deed Volume: Deed Page:

Instrument: D224177657

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANN SHERI R	7/24/2015	D215171005		
RANN ROBERT LEE	2/4/2014	D214032481	0000000	0000000
FERNANDEZ LUIS;FERNANDEZ SYLVIA	12/15/2006	D206400599	0000000	0000000
CHOICE HOMES INC	3/30/2006	D206096720	0000000	0000000
HAWKINS FAMILY JOINT VENTURE	1/1/2004	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$234,873	\$60,000	\$294,873	\$294,873
2024	\$234,873	\$60,000	\$294,873	\$294,873
2023	\$277,020	\$35,000	\$312,020	\$312,020
2022	\$251,556	\$35,000	\$286,556	\$286,556
2021	\$214,119	\$35,000	\$249,119	\$249,119
2020	\$197,291	\$35,000	\$232,291	\$232,291

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **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.

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