



**Address:** [6557 WATERHILL LN](#)  
**City:** FORT WORTH  
**Georeference:** 24813-51-12  
**Subdivision:** MARINE CREEK HILLS ADDITION  
**Neighborhood Code:** 2N050C

**Latitude:** 32.8568335694  
**Longitude:** -97.3931561257  
**TAD Map:** 2030-432  
**MAPSCO:** TAR-033X



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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 12

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$520,377

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

**Site Number:** 40539067

**Site Name:** MARINE CREEK HILLS ADDITION-51-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,444

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

**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:**

BEIRUTHY MADEEAH MARIE  
BEIRUTHY KAMEL KOBINA

**Primary Owner Address:**

6557 WATERHILL LN  
FORT WORTH, TX 76179

**Deed Date:** 3/27/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220074449](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREAM HOMES GROUP LLC	7/22/2019	<a href="#">D219215919</a>		
C & E REAL ESTATE INC	4/5/2018	<a href="#">D218084692</a>		
CABRERA ERIKA VANESSA GUTIERREZ	9/8/2017	<a href="#">D217213049</a>		
AGUILAR JORGE A	9/30/2015	<a href="#">D215223838</a>		
REAL PROPERTY RESOURCES INC	5/24/2013	<a href="#">D213134058</a>	0000000	0000000
WOOD BEND CORPORATION	3/1/2013	<a href="#">D213082438</a>	0000000	0000000
AR KEVLAR PARTNERS LLC	12/6/2012	<a href="#">D212299733</a>	0000000	0000000
CHI SYNDICATED HOLDINGS 2009	2/2/2010	<a href="#">D210026965</a>	0000000	0000000
CHOICE HOMES INC	8/21/2007	<a href="#">D207301139</a>	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$460,377	\$60,000	\$520,377	\$388,719
2024	\$460,377	\$60,000	\$520,377	\$353,381
2023	\$402,239	\$35,000	\$437,239	\$321,255
2022	\$364,393	\$35,000	\$399,393	\$292,050
2021	\$230,500	\$35,000	\$265,500	\$265,500
2020	\$312,262	\$35,000	\$347,262	\$347,262

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)

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## Tarrant Appraisal District Property Information | PDF

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.