



Address: [6552 WATERHILL LN](#)
City: FORT WORTH
Georeference: 24813-52-2
Subdivision: MARINE CREEK HILLS ADDITION
Neighborhood Code: 2N050C

Latitude: 32.8568374307
Longitude: -97.3925060879
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: MARINE CREEK HILLS
ADDITION Block 52 Lot 2

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: 5/1/2025

Notice Value: \$292,754

Protest Deadline Date: 5/15/2025

Site Number: 40539083

Site Name: MARINE CREEK HILLS ADDITION-52-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,582

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

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:

COBLE TRENT LYNN

Primary Owner Address:

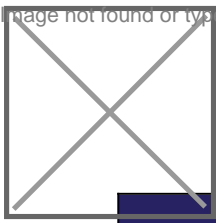
6552 WATERHILL LN
FORT WORTH, TX 76179-4195

Deed Date: 7/6/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212211826](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COBLE KATRA;COBLE TRENT	7/25/2006	D206232142	0000000	0000000
CHOICE HOMES INC	5/3/2006	D206141316	0000000	0000000
HAWKINS FAMILY JOINT VENTURE	1/1/2004	000000000000000	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	\$232,754	\$60,000	\$292,754	\$292,754
2024	\$232,754	\$60,000	\$292,754	\$276,658
2023	\$273,101	\$35,000	\$308,101	\$251,507
2022	\$204,751	\$35,000	\$239,751	\$228,643
2021	\$174,520	\$35,000	\$209,520	\$207,857
2020	\$160,938	\$35,000	\$195,938	\$188,961

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.