



Address: [6440 WATERHILL LN](#)
City: FORT WORTH
Georeference: 24813-53-3
Subdivision: MARINE CREEK HILLS ADDITION
Neighborhood Code: 2N050C

Latitude: 32.8546899632
Longitude: -97.3929866036
TAD Map: 2030-432
MAPSCO: TAR-047B



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 53 Lot 3

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: \$346,246

Protest Deadline Date: 5/24/2024

Site Number: 40539598

Site Name: MARINE CREEK HILLS ADDITION-53-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,859

Percent Complete: 100%

Land Sqft^{*}: 6,970

Land Acres^{*}: 0.1600

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:

KEARNS KENDRA
KEARNS GEORGE

Primary Owner Address:

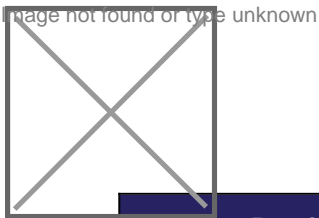
6440 WATERHILL LN
FORT WORTH, TX 76179

Deed Date: 5/10/2018

Deed Volume:

Deed Page:

Instrument: [D218101174](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEATHAM KENDRA	8/28/2006	D206272286	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	\$286,246	\$60,000	\$346,246	\$346,246
2024	\$286,246	\$60,000	\$346,246	\$320,406
2023	\$282,166	\$35,000	\$317,166	\$291,278
2022	\$251,556	\$35,000	\$286,556	\$264,798
2021	\$214,119	\$35,000	\$249,119	\$240,725
2020	\$197,291	\$35,000	\$232,291	\$218,841

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.