



Address: [6404 WATERHILL LN](#)
City: FORT WORTH
Georeference: 24813-53-12
Subdivision: MARINE CREEK HILLS ADDITION
Neighborhood Code: 2N050C

Latitude: 32.8534340124
Longitude: -97.3929118237
TAD Map: 2030-428
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 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: 2005

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40539695

Site Name: MARINE CREEK HILLS ADDITION-53-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,263

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

AMH 2015-1 BORROWER LLC

Primary Owner Address:

23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 3/6/2015

Deed Volume:

Deed Page:

Instrument: [D215046196](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	1/27/2014	D214017277	0000000	0000000
GELTMEIER TREVOR W	9/2/2005	D205279953	0000000	0000000
CHOICE HOMES INC	3/29/2005	D205085146	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 ⁺
2025	\$155,459	\$60,000	\$215,459	\$215,459
2024	\$177,005	\$60,000	\$237,005	\$237,005
2023	\$234,370	\$35,000	\$269,370	\$269,370
2022	\$179,113	\$35,000	\$214,113	\$214,113
2021	\$152,946	\$35,000	\$187,946	\$187,946
2020	\$133,747	\$35,000	\$168,747	\$168,747

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.