



Address: [6849 WATERLOO LN](#)
City: FORT WORTH
Georeference: 31682-3-13
Subdivision: PARKVIEW HILLS
Neighborhood Code: 2N050E

Latitude: 32.8620852515
Longitude: -97.4063753016
TAD Map: 2024-432
MAPSCO: TAR-032Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKVIEW HILLS Block 3 Lot 13

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: 2010

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$303,053

Protest Deadline Date: 5/24/2024

Site Number: 41209494

Site Name: PARKVIEW HILLS-3-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,771

Percent Complete: 100%

Land Sqft^{*}: 11,379

Land Acres^{*}: 0.2612

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:

COWAN CADEN

Primary Owner Address:

6849 WATERLOO LN
FORT WORTH, TX 76179

Deed Date: 9/27/2024

Deed Volume:

Deed Page:

Instrument: [D224173490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROMEENS SCOTT;CROMEENS TERA	11/2/2015	D215249122		
BRAWLEY MATTHEW ERIC	5/24/2010	D210126769	0000000	0000000
ANTARES ACQUISTION LLC	2/19/2010	D210038859	0000000	0000000
BARHAM & HARRIS DEV ONE LP	1/1/2006	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	\$238,053	\$65,000	\$303,053	\$303,053
2024	\$238,053	\$65,000	\$303,053	\$288,378
2023	\$273,396	\$40,000	\$313,396	\$262,162
2022	\$198,329	\$40,000	\$238,329	\$238,329
2021	\$176,842	\$40,000	\$216,842	\$216,842
2020	\$177,652	\$40,000	\$217,652	\$217,652

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.