

Tarrant Appraisal District

Property Information | PDF

Account Number: 42323523

Latitude: 32.8486110726

TAD Map: 2024-428 **MAPSCO:** TAR-046D

Longitude: -97.4069880149

Address: 6105 HICKORY HILLS LN

City: FORT WORTH

Georeference: 24819-HH-11

Subdivision: MARINE CREEK RANCH ADDITION

Neighborhood Code: 2N040Y

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

PROPERTY DATA

Legal Description: MARINE CREEK RANCH

ADDITION Block HH Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

Site Number: 800025396

TARRANT REGIONAL WATER DISTRICT (223) Site Name: MARINE CREEK RANCH ADDITION HH 11

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

EAGLE MTN-SAGINAW ISD (918) Approximate Size⁺⁺⁺: 2,963
State Code: A Percent Complete: 100%

Year Built: 2020 Land Sqft*: 5,710

Personal Property Account: N/A Land Acres*: 0.1311

Agent: None Pool: N

Agent: None Portest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

JEFFERSON FREDRICK Deed Date: 5/22/2020

JEFFERSON DIANE LECHELL

Primary Owner Address:

6105 HICKORY HILLS

Deed Volume:

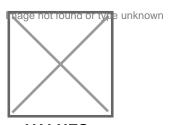
Deed Page:

FORT WORTH, TX 76179 Instrument: <u>D220118869</u>

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|------------|-------------|-----------|
| MHI PARTNERSHIP LTD | 2/21/2019 | D219034028 | | |
| M & C DEVELOPMENT LTD | 12/22/2017 | D217293760 | | |

08-05-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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 | \$361,027 | \$90,000 | \$451,027 | \$451,027 |
| 2024 | \$361,027 | \$90,000 | \$451,027 | \$451,027 |
| 2023 | \$419,524 | \$70,000 | \$489,524 | \$489,524 |
| 2022 | \$309,554 | \$70,000 | \$379,554 | \$379,554 |
| 2021 | \$292,522 | \$70,000 | \$362,522 | \$362,522 |
| 2020 | \$0 | \$49,000 | \$49,000 | \$49,000 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

08-05-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.