



Address: [6012 HILLCREST DR](#)
City: WATAUGA
Georeference: 10840-6-18
Subdivision: ECHO HILLS ADDITION
Neighborhood Code: 3M010M

Latitude: 32.8712027184
Longitude: -97.2522300445
TAD Map: 2072-436
MAPSCO: TAR-037S



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

PROPERTY DATA

Legal Description: ECHO HILLS ADDITION Block 6
Lot 18

Jurisdictions:

- CITY OF WATAUGA (031)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 00792462

Site Name: ECHO HILLS ADDITION-6-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,193

Percent Complete: 100%

Land Sqft^{*}: 7,277

Land Acres^{*}: 0.1670

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:

SFR JV-1 2019-1 BORROWER LLC

Primary Owner Address:

1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

Deed Date: 9/26/2019

Deed Volume:

Deed Page:

Instrument: [D219223063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-1 PROPERTY LLC	8/15/2018	D218185657		
JLP PROPERTY RENTALS LLC	9/26/2014	D214214260		
MCCANN GREGORY A;MCCANN LEAH	9/10/2004	D204292689	0000000	0000000
COAKLEY GERDA A;COAKLEY GORDON T	10/8/1993	00112780000922	0011278	0000922
ATTARD VICTOR R	12/28/1984	00080460001847	0008046	0001847
RALL CARY E JR	4/18/1983	00074960002218	0007496	0002218
EASTWORTH DEV CO	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$210,989	\$50,000	\$260,989	\$260,989
2023	\$201,839	\$50,000	\$251,839	\$251,839
2022	\$132,000	\$30,000	\$162,000	\$162,000
2021	\$132,000	\$30,000	\$162,000	\$162,000
2020	\$127,555	\$30,000	\$157,555	\$157,555

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.