



**Address:** [6040 HILLCREST DR](#)  
**City:** WATAUGA  
**Georeference:** 10840-6-25  
**Subdivision:** ECHO HILLS ADDITION  
**Neighborhood Code:** 3M010M

**Latitude:** 32.8711685517  
**Longitude:** -97.2507552303  
**TAD Map:** 2072-436  
**MAPSCO:** TAR-037T



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

## PROPERTY DATA

**Legal Description:** ECHO HILLS ADDITION Block 6  
Lot 25

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1972

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00792535

**Site Name:** ECHO HILLS ADDITION-6-25

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,201

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,666

**Land Acres<sup>\*</sup>:** 0.1759

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION



**Current Owner:**  
SUBEDI TRILOK

**Primary Owner Address:**  
6040 HILLCREST DR  
FORT WORTH, TX 76148

**Deed Date:** 1/10/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219007209](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSTER RAYMOND S;VALDEZ RICKY Z	2/25/2016	<a href="#">D216044558</a>		
CAPERSONS INT BUSINESS CONSULTING LLC	11/4/2015	<a href="#">D215260927</a>		
LSF9 MASTER PARTICIPATION TRUST	6/15/2015	<a href="#">D215127454</a>		
ESCOBEDO ERNESTA;ESCOBEDO GILBERT	5/14/2008	<a href="#">D208184212</a>	0000000	0000000
DOYLE DEBORAH L;DOYLE ROBERT	4/27/2000	00143190000410	0014319	0000410
DAVIS CYNTHIA KAYE	11/12/1997	00129890000498	0012989	0000498
MARTINEZ CYNTHIA K;MARTINEZ ORLANDO	5/15/1997	00127780000092	0012778	0000092
CAMPBELL DAVID A;CAMPBELL JERRY M	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	\$204,513	\$50,000	\$254,513	\$235,129
2023	\$195,701	\$50,000	\$245,701	\$213,754
2022	\$169,528	\$30,000	\$199,528	\$194,322
2021	\$146,656	\$30,000	\$176,656	\$176,656
2020	\$130,807	\$30,000	\$160,807	\$160,807

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

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- 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.