

Tarrant Appraisal District

Property Information | PDF

Account Number: 40696898

Address: 6305 EAGLES REST DR

City: FORT WORTH

Georeference: 42439F-8-16

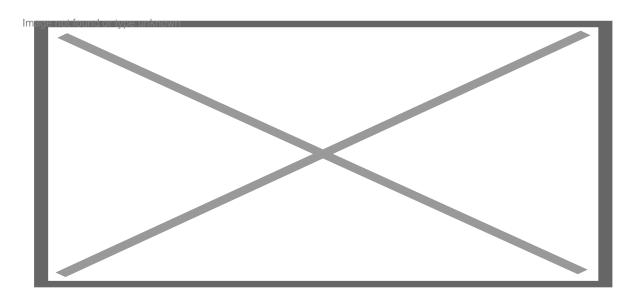
Subdivision: TRAILS OF MARINE CREEK, THE

Neighborhood Code: 2N040Q

Latitude: 32.8575513151 **Longitude:** -97.4228315082

TAD Map: 2018-432 **MAPSCO:** TAR-032Y





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

PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK,

THE Block 8 Lot 16

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: None

Protest Deadline Date: 5/15/2025

Site Number: 40696898

Site Name: TRAILS OF MARINE CREEK, THE-8-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,078
Percent Complete: 100%

Land Sqft*: 5,500 Land Acres*: 0.1262

Pool: N

+++ Rounded

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



OWNER INFORMATION

Current Owner:

HAWKINS CHRISTOPHER M
HAWKINS BARBARA A
Deed Date: 7/11/2016
Deed Volume:
Primary Owner Address:

6305 EAGLES REST DR

FORT WORTH, TX 76179 Instrument: <u>D216158112</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON ANDREW; JOHNSON HEATHER	7/31/2006	D206250054	0000000	0000000
FIRST TEXAS HOMES INC	8/19/2005	D205267946	0000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	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	\$273,331	\$70,000	\$343,331	\$266,200
2023	\$295,999	\$40,000	\$335,999	\$242,000
2022	\$238,507	\$40,000	\$278,507	\$220,000
2021	\$160,000	\$40,000	\$200,000	\$200,000
2020	\$160,000	\$40,000	\$200,000	\$200,000

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

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.

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