

Tarrant Appraisal District

Property Information | PDF

Account Number: 40696936

Address: 6317 EAGLES REST DR

City: FORT WORTH

Georeference: 42439F-8-19

Subdivision: TRAILS OF MARINE CREEK, THE

Neighborhood Code: 2N040Q

Latitude: 32.8575567678 **Longitude:** -97.4233191378

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 19

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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40696936

Site Name: TRAILS OF MARINE CREEK, THE-8-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,835
Percent Complete: 100%

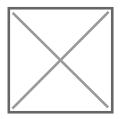
Land Sqft*: 5,500 **Land Acres***: 0.1262

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:

HERRING DANIEL MICAH PORTER VIRGINIA HELEN HERRING KATHERINE RUSSELL

Primary Owner Address: 6317 EAGLES REST DR FORT WORTH, TX 76179

Deed Date: 2/21/2020 **Deed Volume:**

Deed Page:

Instrument: D220044592

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------|-------------|-----------|
| SANITIAGO CHRIS C;SANTIAGO KATIE | 11/3/2014 | D218018072-CWD | | |
| CALLAHAN DEVON;CALLAHAN RONDA | 1/16/2007 | D207024898 | 0000000 | 0000000 |
| FIRST TEXAS HOMES INC | 3/20/2006 | D206092574 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$365,000 | \$70,000 | \$435,000 | \$392,645 |
| 2023 | \$469,114 | \$40,000 | \$509,114 | \$356,950 |
| 2022 | \$362,508 | \$40,000 | \$402,508 | \$324,500 |
| 2021 | \$255,000 | \$40,000 | \$295,000 | \$295,000 |
| 2020 | \$270,558 | \$40,000 | \$310,558 | \$310,558 |

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

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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



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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