



Address: [7421 CASCADE CT](#)
City: FORT WORTH
Georeference: 40995H-1-6
Subdivision: SUTTER'S MILL ADDITION
Neighborhood Code: 3K400F

Latitude: 32.8738902698
Longitude: -97.3056586312
TAD Map: 2054-436
MAPSCO: TAR-035R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUTTER'S MILL ADDITION
Block 1 Lot 6

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$324,772

Protest Deadline Date: 5/24/2024

Site Number: 06696570

Site Name: SUTTER'S MILL ADDITION-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,808

Percent Complete: 100%

Land Sqft^{*}: 6,796

Land Acres^{*}: 0.1560

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:

MANFREDA CHRISTOPHER S
MANFREDA AMANDA L

Primary Owner Address:

7421 CASCADE CT
FORT WORTH, TX 76137

Deed Date: 4/18/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212097871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRADDOCK NATHAN K	4/12/2007	D207140918	0000000	0000000
JONES SANDRA;JONES TERRY DALE	7/21/1999	00139240000017	0013924	0000017
GRAY JOEL W;GRAY KELLI R	7/11/1996	00124370001395	0012437	0001395
SUTTER HOMES INC	2/14/1996	00122710000101	0012271	0000101
METRONORTH DEVELOPMENT INC	1/1/1994	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	\$269,772	\$55,000	\$324,772	\$324,772
2024	\$269,772	\$55,000	\$324,772	\$296,159
2023	\$265,170	\$55,000	\$320,170	\$269,235
2022	\$217,942	\$45,000	\$262,942	\$244,759
2021	\$185,301	\$45,000	\$230,301	\$222,508
2020	\$166,146	\$45,000	\$211,146	\$202,280

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 10 to 29 PCT 11.22

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.