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Address: [6604 CASCADE CANYON TR](#)
City: FORT WORTH
Georeference: 42439F-1-1
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.8525856145
Longitude: -97.4204312577
TAD Map: 2024-428
MAPSCO: TAR-046C



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

PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK,
THE Block 1 Lot 1

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: 5/24/2024

Site Number: 40695239
Site Name: TRAILS OF MARINE CREEK, THE-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,728
Percent Complete: 100%
Land Sqft^{*}: 6,325
Land Acres^{*}: 0.1452
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:
VELADOR MAURO JR
Primary Owner Address:
6604 CASCADE CANYON TRL
FORT WORTH, TX 76179

Deed Date: 1/22/2021
Deed Volume:
Deed Page:
Instrument: [D221019217](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON PAIGE A	7/1/2009	D209180504	0000000	0000000
FIRST TEXAS HOMES INC	3/10/2005	D205077663	0000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	000000000000000	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	\$240,602	\$70,000	\$310,602	\$310,602
2024	\$240,602	\$70,000	\$310,602	\$310,602
2023	\$250,000	\$40,000	\$290,000	\$290,000
2022	\$186,634	\$40,000	\$226,634	\$226,634
2021	\$179,966	\$40,000	\$219,966	\$219,966
2020	\$152,949	\$40,000	\$192,949	\$192,949

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)

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.