



Address: [6616 CASCADE CANYON TR](#)
City: FORT WORTH
Georeference: 42439F-1-4
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.8530025668
Longitude: -97.4204226953
TAD Map: 2024-428
MAPSCO: TAR-046C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK,
THE Block 1 Lot 4

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: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 40695263
Site Name: TRAILS OF MARINE CREEK, THE-1-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,814
Percent Complete: 100%
Land Sqft^{*}: 5,750
Land Acres^{*}: 0.1320
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:
AMH 2014-2 BORROWER LLC
Primary Owner Address:
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 9/19/2014
Deed Volume:
Deed Page:
Instrument: [D214209733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AH4RPTWO LLC	8/6/2013	D213238429	0000000	0000000
WRIGHT EUGENE L	1/8/2007	D207013490	0000000	0000000
DR HORTON - TEXAS LTD	3/3/2005	D205062295	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	\$196,366	\$70,000	\$266,366	\$266,366
2024	\$224,044	\$70,000	\$294,044	\$294,044
2023	\$259,022	\$40,000	\$299,022	\$299,022
2022	\$199,138	\$40,000	\$239,138	\$239,138
2021	\$177,442	\$40,000	\$217,442	\$217,442
2020	\$147,134	\$40,000	\$187,134	\$187,134

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

There are no exemptions for this property

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.