



**Address:** [6640 CASCADE CANYON TR](#)  
**City:** FORT WORTH  
**Georeference:** 42439F-1-10  
**Subdivision:** TRAILS OF MARINE CREEK, THE  
**Neighborhood Code:** 2N040Q

**Latitude:** 32.8539061764  
**Longitude:** -97.4205392853  
**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 10

**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:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40695344  
**Site Name:** TRAILS OF MARINE CREEK, THE-1-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,308  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,353  
**Land Acres<sup>\*</sup>:** 0.1458  
**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:**  
KOLBERT GUSTAV  
KOLBERT YEAKATERINA  
**Primary Owner Address:**  
6640 CASCADE CANYON TRL  
FORT WORTH, TX 76179

**Deed Date:** 8/7/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223141455](#)

| Previous Owners                  | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| BORTZ ERIC LEE                   | 10/25/2018 | <a href="#">D218239592</a> |             |           |
| CORDOVA LUIS M;CORDOVA STEPHANIE | 8/13/2009  | <a href="#">D209220223</a> | 0000000     | 0000000   |
| CORONADO MARIA;CORONADO STEVE    | 9/14/2007  | <a href="#">D207335345</a> | 0000000     | 0000000   |
| FIRST TEXAS HOMES INC            | 6/16/2005  | <a href="#">D205182085</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$270,000          | \$70,000    | \$340,000    | \$340,000                    |
| 2024 | \$286,975          | \$70,000    | \$356,975    | \$356,975                    |
| 2023 | \$311,110          | \$40,000    | \$351,110    | \$294,781                    |
| 2022 | \$253,050          | \$40,000    | \$293,050    | \$267,983                    |
| 2021 | \$213,983          | \$40,000    | \$253,983    | \$243,621                    |
| 2020 | \$181,474          | \$40,000    | \$221,474    | \$221,474                    |

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.