



Address: [6648 CASCADE CANYON TR](#)
City: FORT WORTH
Georeference: 42439F-1-12
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.8541786212
Longitude: -97.4206867436
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 12

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: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$325,351
Protest Deadline Date: 5/24/2024

Site Number: 40695360
Site Name: TRAILS OF MARINE CREEK, THE-1-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,485
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:
MOSS FELICIA D
Primary Owner Address:
6648 CASCADE CANYON TR
FORT WORTH, TX 76179-4594

Deed Date: 12/4/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOSS FELICIA D;MOSS JOHN L EST	4/8/2008	D208135904	0000000	0000000
FANNIE MAE	2/5/2008	D208052169	0000000	0000000
FLANNAGAN JENNIFER	12/5/2006	D206386025	0000000	0000000
DR HORTON - TEXAS LTD	12/14/2005	D205385869	0000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	0000000000000000	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	\$255,351	\$70,000	\$325,351	\$325,351
2024	\$255,351	\$70,000	\$325,351	\$319,967
2023	\$266,234	\$40,000	\$306,234	\$290,879
2022	\$262,633	\$40,000	\$302,633	\$264,435
2021	\$214,475	\$40,000	\$254,475	\$240,395
2020	\$178,541	\$40,000	\$218,541	\$218,541

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.