



Address: [6652 CASCADE CANYON TR](#)
City: FORT WORTH
Georeference: 42439F-1-13
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.8543118057
Longitude: -97.4207568579
TAD Map: 2024-432
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 13

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
Notice Sent Date: 5/1/2025
Notice Value: \$354,117
Protest Deadline Date: 5/24/2024

Site Number: 40695379
Site Name: TRAILS OF MARINE CREEK, THE-1-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,304
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:
VARGAS-GONZALES FAMILY TRUST
Primary Owner Address:
6652 CASCADE CANYON TRL
FORT WORTH, TX 76179

Deed Date: 4/26/2025
Deed Volume:
Deed Page:
Instrument: [D225073451](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VARGAS MIREYA	8/20/2019	D219191455		
GONZALES DAVID MARTIN	4/18/2012	D212111991	0000000	0000000
GONZALES DAVID;GONZALES MIREYA	3/17/2008	D208131134	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	12/4/2007	D207437810	0000000	0000000
BROWN MELISSA;BROWN PATRICK B	10/18/2005	D205323055	0000000	0000000
FIRST TEXAS HOMES INC	3/10/2005	D205077661	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	\$240,000	\$70,000	\$310,000	\$310,000
2024	\$284,117	\$70,000	\$354,117	\$319,440
2023	\$290,000	\$40,000	\$330,000	\$290,400
2022	\$250,553	\$40,000	\$290,553	\$264,000
2021	\$200,000	\$40,000	\$240,000	\$240,000
2020	\$160,000	\$40,000	\$200,000	\$200,000

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.