



**Address:** [6656 CASCADE CANYON TR](#)  
**City:** FORT WORTH  
**Georeference:** 42439F-1-14  
**Subdivision:** TRAILS OF MARINE CREEK, THE  
**Neighborhood Code:** 2N040Q

**Latitude:** 32.8544435403  
**Longitude:** -97.420827418  
**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 14

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40695387  
**Site Name:** TRAILS OF MARINE CREEK, THE-1-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,568  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 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:**  
PROGRESS RESIDENTIAL BORROWER 17 LLC  
**Primary Owner Address:**  
PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 7/26/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221237366](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROGRESS DALLAS LLC	3/9/2021	<a href="#">D221065483</a>		
AUSBERN ALLISON A;AUSBERN RANDY D	3/10/2018	<a href="#">D218063365</a>		
AUSBERN RANDY D	8/25/2005	<a href="#">D205259171</a>	0000000	0000000
FIRST TEXAS HOMES INC	3/10/2005	<a href="#">D205077661</a>	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 <sup>+</sup>
2025	\$272,000	\$70,000	\$342,000	\$342,000
2024	\$272,000	\$70,000	\$342,000	\$342,000
2023	\$315,000	\$40,000	\$355,000	\$355,000
2022	\$250,000	\$40,000	\$290,000	\$290,000
2021	\$205,634	\$40,000	\$245,634	\$245,634
2020	\$192,608	\$40,000	\$232,608	\$232,608

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.