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Address: [6664 CASCADE CANYON TR](#)
City: FORT WORTH
Georeference: 42439F-1-16
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.854690782
Longitude: -97.4209591442
TAD Map: 2024-432
MAPSCO: TAR-032Y



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

PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK,
THE Block 1 Lot 16

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: 4/15/2025

Notice Value: \$322,000

Protest Deadline Date: 5/24/2024

Site Number: 40695409

Site Name: TRAILS OF MARINE CREEK, THE-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,134

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:

KRETZSCHMAR JOHN
KRETZSCHMAR KRISTIN

Primary Owner Address:

6664 CASCADE CANYON TRL
FORT WORTH, TX 76179

Deed Date: 3/13/2025

Deed Volume:

Deed Page:

Instrument: [D225044141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SERRANO ARMINIO JR	3/29/2012	D212077106	0000000	0000000
SECRETARY OF HUD	12/1/2011	D211294183	0000000	0000000
WELLS FARGO BANK	8/13/2011	D211294182	0000000	0000000
CARTER BENJAMIN;CARTER SANDRA	6/16/2006	D206185595	0000000	0000000
DR HORTON - TEXAS LTD	8/31/2005	D205261657	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 ⁺
2025	\$252,000	\$70,000	\$322,000	\$307,566
2024	\$252,000	\$70,000	\$322,000	\$279,605
2023	\$290,000	\$40,000	\$330,000	\$254,186
2022	\$234,000	\$40,000	\$274,000	\$231,078
2021	\$199,442	\$40,000	\$239,442	\$210,071
2020	\$161,371	\$40,000	\$201,371	\$190,974

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.