



Address: [6325 MYSTIC FALLS DR](#)
City: FORT WORTH
Georeference: 42439F-7-14
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.8568177256
Longitude: -97.4233327247
TAD Map: 2018-432
MAPSCO: TAR-032Y



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 7 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: 40696634

Site Name: TRAILS OF MARINE CREEK, THE-7-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,463

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

YAMASA CO LTD

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 10/6/2021

Deed Volume:

Deed Page:

Instrument: [D221300550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MICHAEL JOSHUA WAYNE;WILSON LANELL RANEE	10/2/2015	D215224359		
MICHAEL JOSHUA WAYNE;WILSON LANELL RANEE	10/2/2015	D215224359		
SIRVA RELOCATION CREDIT LLC	10/2/2015	D215224358		
SIRVA RELOCATION CREDIT LLC	10/1/2015	D21224358		
CADIEUX GERARD VINCENT	11/15/2006	D206366589	0000000	0000000
D R HORTON TEXAS LTD	8/11/2005	D205244391	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	\$210,666	\$70,000	\$280,666	\$280,666
2024	\$274,000	\$70,000	\$344,000	\$344,000
2023	\$305,000	\$40,000	\$345,000	\$345,000
2022	\$259,000	\$40,000	\$299,000	\$299,000
2021	\$219,792	\$40,000	\$259,792	\$249,102
2020	\$186,456	\$40,000	\$226,456	\$226,456

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.