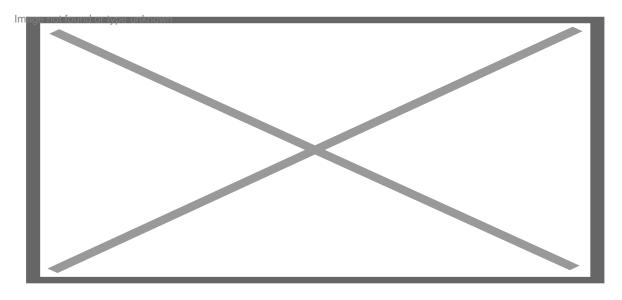


# Tarrant Appraisal District Property Information | PDF Account Number: 40696340

#### Address: 6745 COOLWATER TR

City: FORT WORTH Georeference: 42439F-6-12 Subdivision: TRAILS OF MARINE CREEK, THE Neighborhood Code: 2N040Q Latitude: 32.8572460098 Longitude: -97.4250855222 TAD Map: 2018-432 MAPSCO: TAR-032X





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

## PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK, THE Block 6 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: 2011 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 40696340 Site Name: TRAILS OF MARINE CREEK, THE-6-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,752 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,501 Land Acres<sup>\*</sup>: 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: STRICKLAND MEGAN STRICKLAND ARTHUR

**Primary Owner Address:** 6745 COOLWATER TRL FORT WORTH, TX 76179 Deed Date: 4/7/2022 Deed Volume: Deed Page: Instrument: D222094140

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAKSA TERRENCE	11/30/2011	D211290819	000000	0000000
MHI PARTNERSHIP LTD	6/17/2011	D211143602	000000	0000000
FMR LAND HOLDINGS LLC	6/16/2011	D211143601	000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$251,848	\$70,000	\$321,848	\$321,848
2023	\$272,927	\$40,000	\$312,927	\$312,927
2022	\$222,158	\$40,000	\$262,158	\$229,900
2021	\$187,998	\$40,000	\$227,998	\$209,000
2020	\$150,000	\$40,000	\$190,000	\$190,000

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.