



**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

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D211290819</a>	0000000	0000000
MHI PARTNERSHIP LTD	6/17/2011	<a href="#">D211143602</a>	0000000	0000000
FMR LAND HOLDINGS LLC	6/16/2011	<a href="#">D211143601</a>	0000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	00000000000000	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	\$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.