



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



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: 5/15/2025

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 | 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 | \$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.