



**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<sup>+++</sup>:** 2,463

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**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:**  
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  | <a href="#">D215224359</a> |             |           |
| MICHAEL JOSHUA WAYNE;WILSON LANELL RANEE | 10/2/2015  | <a href="#">D215224359</a> |             |           |
| SIRVA RELOCATION CREDIT LLC              | 10/2/2015  | <a href="#">D215224358</a> |             |           |
| SIRVA RELOCATION CREDIT LLC              | 10/1/2015  | <a href="#">D21224358</a>  |             |           |
| CADIEUX GERARD VINCENT                   | 11/15/2006 | <a href="#">D206366589</a> | 0000000     | 0000000   |
| D R HORTON TEXAS LTD                     | 8/11/2005  | <a href="#">D205244391</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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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

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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.