



Address: [6348 MYSTIC FALLS DR](#)
City: FORT WORTH
Georeference: 42439F-8-3
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.8572661122
Longitude: -97.4243011175
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 8 Lot 3

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: None

Protest Deadline Date: 5/15/2025

Site Number: 40696758

Site Name: TRAILS OF MARINE CREEK, THE-8-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,431

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:
BINGENER FAMILY LIVING TRUST
Primary Owner Address:
6348 MYSTIC FALLS DR
FORT WORTH, TX 76179

Deed Date: 12/6/2024
Deed Volume:
Deed Page:
Instrument: [D224219367](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BINGENER DERRICK HEINZ	12/4/2019	D219282497		
BINGENER BONNIE J;BINGENER HEINZ W	9/15/2017	D217215128		
BINGENER BONNIE J;BINGENER HEINZ W	6/19/2017	D217140953		
REEVES CHRISTOPHER;REEVES KATY	10/21/2013	D213275823	0000000	0000000
DELGADO DIMAS;DELGADO TRACI D	4/7/2006	D206105414	0000000	0000000
DR HORTON - TEXAS LTD	8/31/2005	D205261657	0000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	00000000000000	0000000	0000000

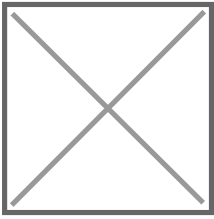
VALUES

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	\$230,000	\$70,000	\$300,000	\$300,000
2023	\$270,000	\$40,000	\$310,000	\$310,000
2022	\$255,850	\$40,000	\$295,850	\$295,850
2021	\$209,000	\$40,000	\$249,000	\$249,000
2020	\$183,288	\$40,000	\$223,288	\$223,288

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.