



Address: [11449 MISTYS RUN](#)
City: FORT WORTH
Georeference: 17998-1-9A
Subdivision: HIGH MEADOW ESTATES
Neighborhood Code: 3K6002

Latitude: 32.9415819645
Longitude: -97.2937662015
TAD Map: 2060-460
MAPSCO: TAR-022E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGH MEADOW ESTATES Block
1 Lot 9A

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 1984
Personal Property Account: N/A
Agent: THE RAY TAX GROUP LLC (01008)
Notice Sent Date: 4/15/2025
Notice Value: \$378,026
Protest Deadline Date: 5/24/2024

Site Number: 05709679
Site Name: HIGH MEADOW ESTATES-1-9A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,518
Percent Complete: 100%
Land Sqft^{*}: 58,370
Land Acres^{*}: 1.3400
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:
NIVENS CAROLYN
Primary Owner Address:
11449 MISTYS RUN
FORT WORTH, TX 76244-6841

Deed Date: 3/23/2019
Deed Volume:
Deed Page:
Instrument: 2019-PR01631-2

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIVENS CAROLYN;NIVENS JOHN A	9/26/1984	0000000000000000	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	\$142,660	\$201,000	\$343,660	\$296,813
2024	\$177,026	\$201,000	\$378,026	\$269,830
2023	\$232,998	\$201,000	\$433,998	\$245,300
2022	\$162,700	\$60,300	\$223,000	\$223,000
2021	\$162,700	\$60,300	\$223,000	\$223,000
2020	\$162,700	\$60,300	\$223,000	\$223,000

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.