



**Address:** [8845 MYSTIC TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-12-27  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.8001661784  
**Longitude:** -97.1868017176  
**TAD Map:** 2096-412  
**MAPSCO:** TAR-067A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RIVER TRAILS ADDITION Block  
12 Lot 27

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A  
**Year Built:** 1987  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$322,942  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05754348  
**Site Name:** RIVER TRAILS ADDITION-12-27  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,770  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,446  
**Land Acres<sup>\*</sup>:** 0.1250  
**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:**  
TRAN PETER XUAN  
TRAN VIVIAN N  
**Primary Owner Address:**  
8845 MYSTIC TR  
FORT WORTH, TX 76118-7400

**Deed Date:** 7/30/1997  
**Deed Volume:** 0012853  
**Deed Page:** 0000518  
**Instrument:** 00128530000518

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN MYVAN TH;NGUYEN TIEN DUC	1/12/1989	00094880000710	0009488	0000710
DREES COMPANY THE	7/1/1987	00090000000751	0009000	0000751
HUDGINS FINANCIAL CORP	1/1/1985	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	\$252,942	\$70,000	\$322,942	\$322,942
2024	\$252,942	\$70,000	\$322,942	\$304,612
2023	\$283,233	\$50,000	\$333,233	\$276,920
2022	\$223,518	\$50,000	\$273,518	\$251,745
2021	\$178,859	\$50,000	\$228,859	\$228,859
2020	\$172,609	\$50,000	\$222,609	\$222,609

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.