



**Address:** [8829 MYSTIC TR](#)  
**City:** FORT WORTH  
**Georeference:** 34557-12-31  
**Subdivision:** RIVER TRAILS ADDITION  
**Neighborhood Code:** 3T010A

**Latitude:** 32.8002630862  
**Longitude:** -97.1874418447  
**TAD Map:** 2096-412  
**MAPSCO:** TAR-066D



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 31

**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:** \$354,647

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05754380

**Site Name:** RIVER TRAILS ADDITION-12-31

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,869

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,213

**Land Acres<sup>\*</sup>:** 0.1196

**Pool:** Y

<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:**

SEATON PATRICIA A

**Primary Owner Address:**

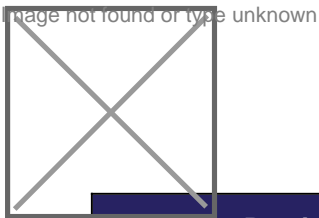
8829 MYSTIC TR  
FORT WORTH, TX 76118-7400

**Deed Date:** 1/23/2002

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208470240](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEATON PATRICIA A ETAL	7/8/1992	00107060000787	0010706	0000787
FERRARI DANIEL H;FERRARI MIRTA S	12/15/1987	00093520000941	0009352	0000941
DREES CO THE	8/7/1987	00090370000117	0009037	0000117
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	\$284,647	\$70,000	\$354,647	\$354,647
2024	\$284,647	\$70,000	\$354,647	\$335,394
2023	\$316,393	\$50,000	\$366,393	\$304,904
2022	\$248,799	\$50,000	\$298,799	\$277,185
2021	\$201,986	\$50,000	\$251,986	\$251,986
2020	\$195,432	\$50,000	\$245,432	\$236,680

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.