



Address: [8801 MYSTIC TR](#)
City: FORT WORTH
Georeference: 34557-12-38
Subdivision: RIVER TRAILS ADDITION
Neighborhood Code: 3T010A

Latitude: 32.8004335273
Longitude: -97.1885661911
TAD Map: 2090-412
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 38

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)

Site Number: 05754453
Site Name: RIVER TRAILS ADDITION-12-38
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,962
Percent Complete: 100%
Land Sqft^{*}: 5,574
Land Acres^{*}: 0.1279
Pool: N

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$343,035

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DUFFY REVOCABLE LIVING TRUST

Primary Owner Address:

8801 MYSTIC TRL
FORT WORTH, TX 76118

Deed Date: 4/6/2023

Deed Volume:

Deed Page:

Instrument: [D223066182](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUFFY MICHAEL B;DUFFY TAMMY L	5/16/2003	00167360000100	0016736	0000100
ARANA JOHN P;ARANA KAREN L	10/17/1988	00094120001770	0009412	0001770
DREES COMPANY THE	5/13/1988	00092730002104	0009273	0002104
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 ⁺
2025	\$273,035	\$70,000	\$343,035	\$343,035
2024	\$273,035	\$70,000	\$343,035	\$323,168
2023	\$305,795	\$50,000	\$355,795	\$293,789
2022	\$241,147	\$50,000	\$291,147	\$267,081
2021	\$192,801	\$50,000	\$242,801	\$242,801
2020	\$186,020	\$50,000	\$236,020	\$236,020

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.