



**Address:** [525 MYSTIC RIVER TR](#)  
**City:** FORT WORTH  
**Georeference:** 1605-4-12-70  
**Subdivision:** BAR C RANCH  
**Neighborhood Code:** 2N100H

**Latitude:** 32.8876939136  
**Longitude:** -97.372432646  
**TAD Map:** 2036-444  
**MAPSCO:** TAR-033M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAR C RANCH Block 4 Lot 12

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$325,046

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

**Site Number:** 40888746

**Site Name:** BAR C RANCH-4-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,836

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**Pool:** N

<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:**

JORDAN JAMES

JORDAN SUE ANN

**Primary Owner Address:**

525 MYSTIC RIVER TR  
FORT WORTH, TX 76131-4556

**Deed Date:** 6/6/2007

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D207205758](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS	6/6/2007	<a href="#">D207205757</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	10/11/2006	<a href="#">D206321626</a>	0000000	0000000
CL TEXAS LP	1/1/2005	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 <sup>+</sup>
2025	\$250,046	\$75,000	\$325,046	\$325,046
2024	\$250,046	\$75,000	\$325,046	\$297,018
2023	\$282,184	\$55,000	\$337,184	\$270,016
2022	\$224,403	\$55,000	\$279,403	\$245,469
2021	\$168,154	\$55,000	\$223,154	\$223,154
2020	\$168,934	\$55,000	\$223,934	\$212,104

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.