



Address: [317 MYSTIC RIVER TR](#)
City: FORT WORTH
Georeference: 1605-5-5-70
Subdivision: BAR C RANCH
Neighborhood Code: 2N100H

Latitude: 32.887688697
Longitude: -97.3685225568
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 5 Lot 5

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$388,918

Protest Deadline Date: 5/15/2025

Site Number: 40888851

Site Name: BAR C RANCH-5-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,783

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

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:

BRAND TIMOTHY MATTHEW
BRAND KATHLEEN B

Primary Owner Address:

317 MYSTIC RIVER TRL
FORT WORTH, TX 76131

Deed Date: 5/17/2024

Deed Volume:

Deed Page:

Instrument: [D224089965](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ XAVIER A	1/10/2022	D224089964		
CHAVEZ BROOKE;CHAVEZ XAVIER	4/15/2020	D220086643		
PATTEN GLENN S;PATTEN LISA	8/5/2014	D214170467		
PARAGON AMERICA LLC	10/9/2013	D213266623	0000000	0000000
BANK OF AMERICA NA	8/6/2013	D213222136	0000000	0000000
RAMIREZ DINA SANCEN;RAMIREZ ROBERT	10/30/2006	D206351079	0000000	0000000
LENNAR HOMES OF TEXAS	10/29/2006	D206351078	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	6/6/2006	D206174428	0000000	0000000
CL TEXAS LP	1/1/2005	000000000000000	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	\$270,000	\$75,000	\$345,000	\$345,000
2024	\$313,918	\$75,000	\$388,918	\$388,918
2023	\$354,616	\$55,000	\$409,616	\$409,616
2022	\$281,427	\$55,000	\$336,427	\$336,427
2021	\$210,177	\$55,000	\$265,177	\$265,177
2020	\$211,156	\$55,000	\$266,156	\$263,480

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.