



Address: [6312 MYSTIC FALLS DR](#)
City: FORT WORTH
Georeference: 42439F-8-12
Subdivision: TRAILS OF MARINE CREEK, THE
Neighborhood Code: 2N040Q

Latitude: 32.857248832
Longitude: -97.4228346011
TAD Map: 2018-432
MAPSCO: TAR-032Y



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

PROPERTY DATA

Legal Description: TRAILS OF MARINE CREEK,
THE Block 8 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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40696847

Site Name: TRAILS OF MARINE CREEK, THE-8-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,649

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:

RIVAS NICOLAS

Primary Owner Address:

6312 MYSTIC FALLS DR
FORT WORTH, TX 76179-4703

Deed Date: 5/12/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211115173](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERSON CHRISTINE;SANDERSON WILLIAM	8/18/2006	D207199497	0000000	0000000
FIRST TEXAS HOMES INC	8/11/2005	D205248952	0000000	0000000
BOAT CLUB RESIDENTIAL LTD	1/1/2005	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	\$0	\$0	\$0	\$0
2024	\$314,050	\$70,000	\$384,050	\$348,616
2023	\$340,574	\$40,000	\$380,574	\$316,924
2022	\$276,771	\$40,000	\$316,771	\$288,113
2021	\$233,837	\$40,000	\$273,837	\$261,921
2020	\$198,110	\$40,000	\$238,110	\$238,110

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.