



**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<sup>+++</sup>:** 2,649

**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:**

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	<a href="#">D207199497</a>	0000000	0000000
FIRST TEXAS HOMES INC	8/11/2005	<a href="#">D205248952</a>	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 <sup>+</sup>
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.