



Address: [7840 VINCA CIR](#)
City: FORT WORTH
Georeference: 23245-7-12
Subdivision: LAKE WORTH LEASES ADDITION
Neighborhood Code: 2A400A

Latitude: 32.8080297733
Longitude: -97.4521262601
TAD Map: 2012-412
MAPSCO: TAR-045Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE WORTH LEASES
ADDITION Block 7 Lot 12 PER PLAT A6446

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$670,011

Protest Deadline Date: 5/24/2024

Site Number: 03702286

Site Name: LAKE WORTH LEASES ADDITION-7-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,080

Percent Complete: 100%

Land Sqft ^{*}: 31,308

Land Acres ^{*}: 0.7187

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:

MITCHELL JOEL B

MITCHELL PEGGY J M

Primary Owner Address:

7840 VINCA CIR

FORT WORTH, TX 76135-4429

Deed Date: 6/25/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214019654](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL JOEL B;MITCHELL PEGGY J	11/16/2004	D204365619	0000000	0000000
BRAY GAITHER C	11/1/2004	D204366646	0000000	0000000
BRAY GAITHER C;BRAY KAREN A HALL	1/22/1996	00124710000134	0012471	0000134
PAYNE J C	12/31/1900	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	\$419,283	\$250,728	\$670,011	\$670,011
2024	\$419,283	\$250,728	\$670,011	\$613,908
2023	\$534,812	\$250,728	\$785,540	\$558,098
2022	\$603,392	\$148,713	\$752,105	\$507,362
2021	\$312,525	\$148,713	\$461,238	\$461,238
2020	\$312,525	\$148,713	\$461,238	\$461,238

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.