



Address: [6812 VISTA RIDGE DR W](#)
City: FORT WORTH
Georeference: 44734-1-17
Subdivision: VISTA RIDGE ADDITION
Neighborhood Code: 4R030J

Latitude: 32.6506674563
Longitude: -97.4326525265
TAD Map: 2018-356
MAPSCO: TAR-102A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VISTA RIDGE ADDITION Block 1
Lot 17

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 7/12/2024

Site Number: 06682553

Site Name: VISTA RIDGE ADDITION-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,130

Percent Complete: 100%

Land Sqft^{*}: 9,596

Land Acres^{*}: 0.2203

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:

CUNNINGHAM FAMILY LIVING TRUST

Primary Owner Address:

6417 FIANNA HILLS DR
FORT WORTH, TX 76132

Deed Date: 7/11/2018

Deed Volume:

Deed Page:

Instrument: [D218152486](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOZNIAK-BRIGGS AILEEN S	8/21/2017	D217192843		
WOZNIAK-BRIGGS AILEEN S FAMILY REVOCABLE TRUST	6/16/2015	D215130777		
WOZNIAK-BRIGGS AILEEN S	4/15/2013	D213275850	0000000	0000000
BRIGGS AILEEN;BRIGGS GARY G	4/25/2005	D205118759	0000000	0000000
WHARTON MELISSA	6/18/1998	00132820000305	0013282	0000305
WHARTON JANICE M	1/22/1996	00122430000485	0012243	0000485
HAWKINS CUSTOM HOMES	1/1/1994	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	\$303,813	\$105,000	\$408,813	\$408,813
2024	\$392,642	\$105,000	\$497,642	\$497,642
2023	\$429,893	\$105,000	\$534,893	\$534,893
2022	\$397,634	\$95,000	\$492,634	\$492,634
2021	\$361,477	\$95,000	\$456,477	\$456,477
2020	\$302,071	\$95,000	\$397,071	\$397,071

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

There are no exemptions for this property

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.