



**Address:** [7316 ARROYO WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 33485-1-14  
**Subdivision:** RANCHO VISTA ESTATES  
**Neighborhood Code:** 4B030K

**Latitude:** 32.5707419881  
**Longitude:** -97.3979092985  
**TAD Map:** 2030-328  
**MAPSCO:** TAR-117N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RANCHO VISTA ESTATES  
Block 1 Lot 14

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$614,903

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06868509

**Site Name:** RANCHO VISTA ESTATES-1-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,889

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 108,900

**Land Acres<sup>\*</sup>:** 2.5000

**Pool:** Y

<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:**

SANCHEZ MAURILIO  
SANCHEZ LAURA

**Primary Owner Address:**

7316 ARROYO WAY  
CROWLEY, TX 76036-4700

**Deed Date:** 1/5/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207025086](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN ELIZABETH;MARTIN RANDY L	6/22/1996	00124420001620	0012442	0001620
J & M HOME BUILDERS INC	4/19/1996	00123430001823	0012343	0001823
R G VISTA INC	1/1/1995	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 <sup>+</sup>
2025	\$502,403	\$112,500	\$614,903	\$614,903
2024	\$502,403	\$112,500	\$614,903	\$579,769
2023	\$504,738	\$112,500	\$617,238	\$527,063
2022	\$470,541	\$37,500	\$508,041	\$479,148
2021	\$398,089	\$37,500	\$435,589	\$435,589
2020	\$399,928	\$37,500	\$437,428	\$437,428

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.