



**Address:** [6912 VISTA RIDGE DR W](#)  
**City:** FORT WORTH  
**Georeference:** 44734-1-23  
**Subdivision:** VISTA RIDGE ADDITION  
**Neighborhood Code:** 4R030J

**Latitude:** 32.6493154164  
**Longitude:** -97.4323603033  
**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 23

**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:** 1999

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00044) Y

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

**Notice Value:** \$628,196

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

**Site Number:** 07070462  
**Site Name:** VISTA RIDGE ADDITION-1-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,738  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,328  
**Land Acres<sup>\*</sup>:** 0.2830

<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:**  
BERZINA DAVID C  
**Primary Owner Address:**  
6912 VISTA RIDGE DR W  
FORT WORTH, TX 76132-4572

**Deed Date:** 4/23/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204128328](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAWKINS CUSTOM HOMES LP	1/26/2004	<a href="#">D204038052</a>	0000000	0000000
BARNHART ALAN JAMES	6/6/2003	00168960000152	0016896	0000152
BARNHART ALAN;BARNHART DENA	12/3/1999	00141350000522	0014135	0000522
HAWKINS CUSTOM HOMES	1/1/1997	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	\$445,000	\$105,000	\$550,000	\$550,000
2024	\$523,196	\$105,000	\$628,196	\$603,342
2023	\$523,470	\$105,000	\$628,470	\$548,493
2022	\$455,000	\$95,000	\$550,000	\$498,630
2021	\$358,300	\$95,000	\$453,300	\$453,300
2020	\$358,300	\$95,000	\$453,300	\$453,300

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.