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**Address:** [6917 VISTA RIDGE CT](#)  
**City:** FORT WORTH  
**Georeference:** 44734-2-40  
**Subdivision:** VISTA RIDGE ADDITION  
**Neighborhood Code:** 4R030J

**Latitude:** 32.6497594476  
**Longitude:** -97.4308663187  
**TAD Map:** 2018-356  
**MAPSCO:** TAR-102B



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

## PROPERTY DATA

**Legal Description:** VISTA RIDGE ADDITION Block 2  
Lot 40

**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:** TARRANT PROPERTY TAX SERVICE (00065)

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

**Site Number:** 07070799

**Site Name:** VISTA RIDGE ADDITION-2-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,568

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,679

**Land Acres<sup>\*</sup>:** 0.2221

**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:**

MONTAGUE EDWARD M  
MONTAGUE MALIA J

**Primary Owner Address:**

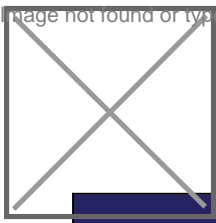
6917 VISTA RIDGE CT  
FORT WORTH, TX 76132

**Deed Date:** 10/12/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221299061](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIEVERLING JOHN M;SIEVERLING MARTY	6/8/2004	<a href="#">D204180636</a>	0000000	0000000
GUSKIN BARBARA S;GUSKIN JOEL C	2/10/2000	00142140000481	0014214	0000481
MINOR CUSTOM HOMES INC	2/24/1999	00136830000087	0013683	0000087
MINOR JOHN H	12/4/1998	00135700000160	0013570	0000160
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	\$388,000	\$105,000	\$493,000	\$493,000
2024	\$474,736	\$105,000	\$579,736	\$579,736
2023	\$434,562	\$105,000	\$539,562	\$539,562
2022	\$467,086	\$95,000	\$562,086	\$562,086
2021	\$432,187	\$95,000	\$527,187	\$471,296
2020	\$333,451	\$95,000	\$428,451	\$428,451

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.