



**Address:** [10640 RANCHO VIEJO WAY](#)  
**City:** FORT WORTH  
**Georeference:** 31507-1-2  
**Subdivision:** PANTHER HEIGHTS ADDITION  
**Neighborhood Code:** 4B030J

**Latitude:** 32.5876684014  
**Longitude:** -97.4062216555  
**TAD Map:** 2024-332  
**MAPSCO:** TAR-116H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PANTHER HEIGHTS ADDITION  
Block 1 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40055329

**Site Name:** PANTHER HEIGHTS ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,745

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,560

**Land Acres<sup>\*</sup>:** 1.0000

**Pool:** N

<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:**

JEFFREY LIVIA

JEFFREY NICHOLAS

**Primary Owner Address:**

10640 RANCHO VIEJO WAY  
CROWLEY, TX 76036

**Deed Date:** 1/6/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217006350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVE HAWKINS CUSTOM HOMES LTD	1/20/2016	<a href="#">D216016464</a>		
GBR REALTY LTD	12/2/2005	<a href="#">D205367210</a>	0000000	0000000
SRJ RIDGEHAVEN PARTNERS	1/1/2002	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	\$418,153	\$75,000	\$493,153	\$493,153
2024	\$418,153	\$75,000	\$493,153	\$493,153
2023	\$465,991	\$60,000	\$525,991	\$461,831
2022	\$369,635	\$60,000	\$429,635	\$419,846
2021	\$321,678	\$60,000	\$381,678	\$381,678
2020	\$296,097	\$60,000	\$356,097	\$356,097

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.