



**Address:** [11067 VISTA RANCH WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-1-2  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9539951626  
**Longitude:** -97.4372472717  
**TAD Map:** 2018-468  
**MAPSCO:** TAR-018A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VISTA RANCH Block 1 Lot 2

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$714,000

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

**Site Number:** 40488780

**Site Name:** VISTA RANCH-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,407

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 48,248

**Land Acres<sup>\*</sup>:** 1.1076

**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:**

KAUTZMAN FAMILY REVOCABLE TRUST

**Primary Owner Address:**

11067 VISTA RANCH WAY  
FORT WORTH, TX 76179

**Deed Date:** 5/14/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221195496](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAUTZMAN KEVIN E;KAUTZMAN RENEE A	12/17/2012	<a href="#">D212313351</a>	0000000	0000000
GRAHAM DAWN M;GRAHAM STEPHEN R	3/18/2011	<a href="#">D211065297</a>	0000000	0000000
CHRISTENSEN CURTIS;CHRISTENSEN SHEIL	9/26/2006	<a href="#">D206311224</a>	0000000	0000000
TEXAS INTEGRITY CUSTOM HOMES	3/4/2005	<a href="#">D205077208</a>	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2004	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	\$539,632	\$135,368	\$675,000	\$675,000
2024	\$578,632	\$135,368	\$714,000	\$702,768
2023	\$612,715	\$94,304	\$707,019	\$638,880
2022	\$500,696	\$84,304	\$585,000	\$580,800
2021	\$443,696	\$84,304	\$528,000	\$528,000
2020	\$418,696	\$84,304	\$503,000	\$503,000

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.