



**Address:** [11071 VISTA RANCH WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-1-3  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9543496429  
**Longitude:** -97.4372378362  
**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 3

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$836,007

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

**Site Number:** 40488799

**Site Name:** VISTA RANCH-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,902

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 48,180

**Land Acres<sup>\*</sup>:** 1.1060

**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:**

BARKIE LARRY G  
BARKIE BARBARA

**Primary Owner Address:**

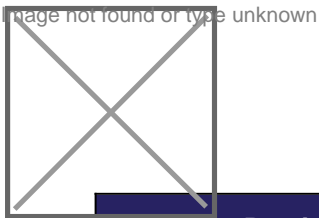
11071 VISTA RANCH WAY  
FORT WORTH, TX 76179-9114

**Deed Date:** 7/6/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206209310](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATUM HOMES INC	10/28/2005	<a href="#">D205332617</a>	0000000	0000000
MURWAY BULDING INVESTMENT INC	8/19/2004	<a href="#">D204274680</a>	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2004	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	\$700,707	\$135,300	\$836,007	\$836,007
2024	\$700,707	\$135,300	\$836,007	\$801,928
2023	\$717,844	\$94,244	\$812,088	\$729,025
2022	\$596,915	\$84,244	\$681,159	\$662,750
2021	\$518,256	\$84,244	\$602,500	\$602,500
2020	\$492,131	\$84,244	\$576,375	\$576,375

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.