



Address: [11075 VISTA RANCH WAY](#)
City: TARRANT COUNTY
Georeference: 44733J-1-4
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.954703611
Longitude: -97.4372339144
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 4

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: 2004

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$617,260

Protest Deadline Date: 5/24/2024

Site Number: 40488802

Site Name: VISTA RANCH-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,888

Percent Complete: 100%

Land Sqft^{*}: 48,111

Land Acres^{*}: 1.1044

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DUFF JASON
DUFF ASHLEE

Primary Owner Address:

11075 VISTA RANCH WAY
FORT WORTH, TX 76179

Deed Date: 3/23/2016

Deed Volume:

Deed Page:

Instrument: [D216060012](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LISTIG VANESSA;LISTIG WALTER	5/14/2010	D210151986	0000000	0000000
CITIBANK NA	2/2/2010	D210030874	0000000	0000000
JACKSON RANDY	1/30/2007	D207052737	0000000	0000000
JACKSON RANDY M	3/24/2006	D206094206	0000000	0000000
ENDEAVOUR INC	4/16/2004	D204144393	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 ⁺
2025	\$482,029	\$135,231	\$617,260	\$617,260
2024	\$482,029	\$135,231	\$617,260	\$611,120
2023	\$517,820	\$94,180	\$612,000	\$519,200
2022	\$387,820	\$84,180	\$472,000	\$472,000
2021	\$387,820	\$84,180	\$472,000	\$472,000
2020	\$346,820	\$84,180	\$431,000	\$431,000

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.