



Address: [12001 VISTA RANCH WAY](#)
City: TARRANT COUNTY
Georeference: 44733J-2-12
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9565099338
Longitude: -97.4373469299
TAD Map: 2018-468
MAPSCO: TAR-004W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VISTA RANCH Block 2 Lot 12

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$659,000

Protest Deadline Date: 5/24/2024

Site Number: 40489043

Site Name: VISTA RANCH-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,661

Percent Complete: 100%

Land Sqft^{*}: 53,579

Land Acres^{*}: 1.2300

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:

ATTEBERY LACEY
ATTEBERY TODD ERIN

Primary Owner Address:

12001 VISTA RANCH WAY
FORT WORTH, TX 76179-9136

Deed Date: 9/18/2020

Deed Volume:

Deed Page:

Instrument: [D220239804](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKEE BRADLEY G;MCKEE ROYLEEN G	5/8/2019	DC142-19-070470		
MCKEE BRADLEY G;MCKEE REBECCA C;MCKEE ROYLEEN G	8/6/2018	D218173691		
VAN FLEET RICHARD LEE JR;VAN FLEET ROBERTA	5/15/2004	D204156131	0000000	0000000
ENDEAVOR INC	5/14/2004	D204158102	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2004	0000000000000000	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	\$449,301	\$140,699	\$590,000	\$590,000
2024	\$518,301	\$140,699	\$659,000	\$616,253
2023	\$545,800	\$99,200	\$645,000	\$560,230
2022	\$469,800	\$89,200	\$559,000	\$509,300
2021	\$373,800	\$89,200	\$463,000	\$463,000
2020	\$373,800	\$89,200	\$463,000	\$463,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.