



Address: [1104 VISTA RANCH CT](#)
City: TARRANT COUNTY
Georeference: 44733J-2-16
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.95742505
Longitude: -97.4391147058
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 16

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: TARRANT PROPERTY TAX SERVICE (00065)

Notice Sent Date: 4/15/2025

Notice Value: \$710,053

Protest Deadline Date: 5/24/2024

Site Number: 40489094

Site Name: VISTA RANCH-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,332

Percent Complete: 100%

Land Sqft^{*}: 52,272

Land Acres^{*}: 1.2000

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:

TOMERLIN BENJAMYN

Primary Owner Address:

1104 VISTA RANCH CT
FORT WORTH, TX 76179

Deed Date: 8/5/2022

Deed Volume:

Deed Page:

Instrument: [D222200547](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOMERLIN BENJAMYN	8/27/2020	D220219780		
WELSH AMBER;WELSH DALE	12/9/2016	D217030161		
WELSH AMBER;WELSH DLE	12/9/2016	D216290517		
HART CHELSEA;HART NICHOLAS A	6/26/2014	D214144343	0000000	0000000
TUCKER AMANDA;TUCKER TOBY L	12/2/2005	D205381006	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	\$464,608	\$139,392	\$604,000	\$604,000
2024	\$570,661	\$139,392	\$710,053	\$666,710
2023	\$620,000	\$98,000	\$718,000	\$606,100
2022	\$463,000	\$88,000	\$551,000	\$551,000
2021	\$463,000	\$88,000	\$551,000	\$551,000
2020	\$402,000	\$88,000	\$490,000	\$490,000

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 100 PCT 11.131
- 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.