



**Address:** [12025 VISTA RANCH WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-2-21  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9590227619  
**Longitude:** -97.4392508176  
**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 21

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40489140  
**Site Name:** VISTA RANCH-2-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,209  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 67,518  
**Land Acres<sup>\*</sup>:** 1.5500  
**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:**

GOMEZ JUAN S  
GOMEZ LORINA K

**Primary Owner Address:**

12025 VISTA RANCH WAY  
FORT WORTH, TX 76179-9136

**Deed Date:** 1/20/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206023377](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEE CUSTOM HOMES INC	9/9/2005	<a href="#">D205281265</a>	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2004	000000000000000	0000000	0000000



## VALUES

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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	\$520,904	\$154,638	\$675,542	\$675,542
2024	\$520,904	\$154,638	\$675,542	\$675,542
2023	\$617,002	\$112,000	\$729,002	\$666,634
2022	\$507,286	\$102,000	\$609,286	\$606,031
2021	\$448,937	\$102,000	\$550,937	\$550,937
2020	\$427,329	\$102,000	\$529,329	\$529,329

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

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- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.