

Tarrant Appraisal District

Property Information | PDF

Account Number: 40489140

Address: 12025 VISTA RANCH WAY

City: TARRANT COUNTY Georeference: 44733J-2-21 Subdivision: VISTA RANCH Neighborhood Code: 2N300J Longitude: -97.4392508176 TAD Map: 2018-468 MAPSCO: TAR-004W

Latitude: 32.9590227619



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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)

Protect Peopline Peter 5/24/2024

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+++: 3,209
Percent Complete: 100%

Land Sqft*: 67,518 Land Acres*: 1.5500

Pool: Y

+++ Rounded.

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

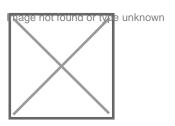
Deed Page: 0000000

Instrument: D206023377

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEE CUSTOM HOMES INC	9/9/2005	D205281265	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2004	00000000000000	0000000	0000000

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



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	\$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.

EXEMPTIONS / SPECIAL APPRAISAL

- 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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.