



**Address:** [12061 RACHEL LEA LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-6-16  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9640468862  
**Longitude:** -97.4370079311  
**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 6 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:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40489906  
**Site Name:** VISTA RANCH-6-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,931  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 40,946  
**Land Acres<sup>\*</sup>:** 0.9399  
**Pool:** N

<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:**

SISK GRADY  
SISK WANDA

**Primary Owner Address:**

12061 RACHEL LEA LN  
FORT WORTH, TX 76179-9150

**Deed Date:** 4/20/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205118884](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$403,512	\$128,066	\$531,578	\$531,578
2024	\$403,512	\$128,066	\$531,578	\$531,578
2023	\$549,980	\$84,600	\$634,580	\$552,050
2022	\$468,789	\$75,200	\$543,989	\$501,864
2021	\$381,040	\$75,200	\$456,240	\$456,240
2020	\$381,040	\$75,200	\$456,240	\$456,240

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.