



**Address:** [7808 VINCA CIR](#)  
**City:** FORT WORTH  
**Georeference:** 23245-7-18R  
**Subdivision:** LAKE WORTH LEASES ADDITION  
**Neighborhood Code:** 2A400A

**Latitude:** 32.8093367971  
**Longitude:** -97.451611978  
**TAD Map:** 2012-412  
**MAPSCO:** TAR-045Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE WORTH LEASES  
ADDITION Block 7 Lot 18R 204 LF

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 40762238

**Site Name:** LAKE WORTH LEASES ADDITION 7 18R 204 LF

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,117

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 42,840

**Land Acres<sup>\*</sup>:** 0.9830

**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$825,000

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

<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:**

TK RILEY FAMILY TRUST

**Primary Owner Address:**

7108 LILAC LN  
LAKE WORTH, TX 76135

**Deed Date:** 9/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221335436](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RILEY THERESA K	10/4/2017	<a href="#">D217232556</a>		
ROGERS ARTHUR E EST III	10/11/2005	<a href="#">D205308738</a>	0000000	0000000
ROGERS ARTHUR E III	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	\$380,449	\$283,594	\$664,043	\$664,043
2024	\$541,406	\$283,594	\$825,000	\$798,601
2023	\$510,867	\$283,594	\$794,461	\$726,001
2022	\$596,510	\$203,490	\$800,000	\$660,001
2021	\$396,511	\$203,490	\$600,001	\$600,001
2020	\$396,511	\$203,490	\$600,001	\$600,001

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.