



Address: [12040 NEW DAY DR](#)
City: TARRANT COUNTY
Georeference: 44733J-11-6
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9627486923
Longitude: -97.4284546433
TAD Map: 2018-468
MAPSCO: TAR-004X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VISTA RANCH Block 11 Lot 6

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: 2007

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$720,338

Protest Deadline Date: 5/24/2024

Site Number: 40843963

Site Name: VISTA RANCH-11-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,353

Percent Complete: 100%

Land Sqft^{*}: 43,650

Land Acres^{*}: 1.0020

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:

SAUER LANCE P
SAUER VICKY L

Primary Owner Address:

12040 NEW DAY DR
FORT WORTH, TX 76179-9167

Deed Date: 4/26/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213108490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZAHER BRIAN	9/22/2006	D206322367	0000000	0000000
HUNTER CUSTOM HOMES LP	9/22/2006	D206322366	0000000	0000000
TEJAS VISTA INC	8/4/2005	D205245818	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2005	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 ⁺
2025	\$550,230	\$130,770	\$681,000	\$681,000
2024	\$589,568	\$130,770	\$720,338	\$676,481
2023	\$587,916	\$90,084	\$678,000	\$614,983
2022	\$508,053	\$80,084	\$588,137	\$559,075
2021	\$428,166	\$80,084	\$508,250	\$508,250
2020	\$394,916	\$80,084	\$475,000	\$475,000

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)

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.