



**Address:** [12066 NEW DAY DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-12-4  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9645532707  
**Longitude:** -97.4284265611  
**TAD Map:** 2018-472  
**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 12 Lot 4

**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:** 2006

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 40844013

**Site Name:** VISTA RANCH-12-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,919

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,650

**Land Acres<sup>\*</sup>:** 1.0020

**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:**

DAVES ED

DAVES JANET

**Primary Owner Address:**

12066 NEW DAY DR  
FORT WORTH, TX 76179

**Deed Date:** 5/17/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223087037](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POTTS CHAD DAVID	3/7/2022	<a href="#">D222063147</a>		
POTTS DONNA E	8/27/2020	<a href="#">D220215547</a>		
WHEELER RUCK SCOTT	9/25/2013	<a href="#">D214069294</a>	0000000	0000000
WHEELER SCOTT	1/19/2007	<a href="#">D207023780</a>	0000000	0000000
CAPITAL PLUS CUSTOM HOMES INC	1/4/2006	<a href="#">D206014297</a>	0000000	0000000
TEJAS VISTA INC	8/4/2005	<a href="#">D205245818</a>	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2005	0000000000000000	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	\$614,209	\$130,770	\$744,979	\$744,979
2024	\$745,000	\$130,770	\$875,770	\$875,770
2023	\$692,642	\$90,084	\$782,726	\$782,726
2022	\$586,347	\$80,084	\$666,431	\$625,900
2021	\$488,916	\$80,084	\$569,000	\$569,000
2020	\$398,212	\$80,084	\$478,296	\$478,296

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.