



Address: [12070 NEW DAY DR](#)
City: TARRANT COUNTY
Georeference: 44733J-12-5
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9650542099
Longitude: -97.4284195789
TAD Map: 2018-472
MAPSCO: TAR-004T



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 5

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: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$872,213

Protest Deadline Date: 5/24/2024

Site Number: 40844021

Site Name: VISTA RANCH-12-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,840

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:

CHRISOSTOMIDIS MERLIN J
CHRISOSTOMIDIS AMBER L

Primary Owner Address:

12070 NEW DAY DR
FORT WORTH, TX 76179

Deed Date: 12/28/2021

Deed Volume:

Deed Page:

Instrument: [D221378487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRIER AMBER DALE;KRIER RYAN JOHN	1/22/2021	D221101379		
KRIER AMBER D;KRIER RYAN	2/26/2019	D219038825		
DAVENPORT BOBBY L;DAVENPORT PAMELA	4/12/2012	D212097636	0000000	0000000
SCHAEPE JOSHUA	10/27/2006	D206360946	0000000	0000000
TEJAS VISTA INC	8/4/2005	D205245818	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 ⁺
2025	\$741,443	\$130,770	\$872,213	\$872,213
2024	\$741,443	\$130,770	\$872,213	\$867,207
2023	\$758,863	\$90,084	\$848,947	\$788,370
2022	\$636,616	\$80,084	\$716,700	\$716,700
2021	\$536,643	\$80,084	\$616,727	\$616,727
2020	\$530,641	\$80,084	\$610,725	\$610,725

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.