



**Address:** [12080 NEW DAY DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-12-7  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9659600406  
**Longitude:** -97.4284050938  
**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 7

**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:** 4/15/2025

**Notice Value:** \$866,297

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

**Site Number:** 40844056

**Site Name:** VISTA RANCH-12-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,725

**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:**

TRAMMELL DENNIS W

**Primary Owner Address:**

12080 NEW DAY DR  
FORT WORTH, TX 76179

**Deed Date:** 6/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221186975](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEAVNER DARREN L;HEAVNER TAMI M	3/17/2008	<a href="#">D208105588</a>	0000000	0000000
COLDWATER CUSTOM HOME CONSTRUC	9/13/2007	<a href="#">D207336208</a>	0000000	0000000
TEJAS VISTA INC	8/4/2005	<a href="#">D205245818</a>	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 <sup>+</sup>
2025	\$735,527	\$130,770	\$866,297	\$866,297
2024	\$735,527	\$130,770	\$866,297	\$865,150
2023	\$752,287	\$90,084	\$842,371	\$786,500
2022	\$634,916	\$80,084	\$715,000	\$715,000
2021	\$519,685	\$80,084	\$599,769	\$599,769
2020	\$497,086	\$80,084	\$577,170	\$577,170

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.