



**Address:** [12084 NEW DAY DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44733J-12-8  
**Subdivision:** VISTA RANCH  
**Neighborhood Code:** 2N300J

**Latitude:** 32.9663964339  
**Longitude:** -97.4283638868  
**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 8

**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:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$840,953

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

**Site Number:** 40844064

**Site Name:** VISTA RANCH-12-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,848

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 47,480

**Land Acres<sup>\*</sup>:** 1.0899

**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:**

BEAT NOAH  
BEAT AMANDA

**Primary Owner Address:**

12084 NEW DAY DR  
FORT WORTH, TX 76179

**Deed Date:** 6/20/2013

**Deed Volume:**

**Deed Page:**

**Instrument:** [D213161302](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UNITED GUARANTY RES INS CO	3/18/2013	<a href="#">D213247472</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	11/6/2012	<a href="#">D212290103</a>	0000000	0000000
MARTINEZ DOMINGO; MARTINEZ LYDIA	12/12/2006	<a href="#">D206395389</a>	0000000	0000000
HAYES TYRONE D	12/4/2006	<a href="#">D206396220</a>	0000000	0000000
ENDEAVOUR INC	7/26/2006	<a href="#">D206235236</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	\$706,353	\$134,600	\$840,953	\$840,953
2024	\$706,353	\$134,600	\$840,953	\$811,701
2023	\$723,337	\$93,600	\$816,937	\$737,910
2022	\$603,830	\$83,600	\$687,430	\$670,827
2021	\$526,243	\$83,600	\$609,843	\$609,843
2020	\$500,519	\$83,600	\$584,119	\$584,119

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.