



Address: [12088 NEW DAY DR](#)
City: TARRANT COUNTY
Georeference: 44733J-12-9
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9671187578
Longitude: -97.4283115452
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 9

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: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40844072
Site Name: VISTA RANCH-12-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,167
Percent Complete: 100%
Land Sqft^{*}: 91,040
Land Acres^{*}: 2.0899
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CLARK WILLIAM N
CLARK JENNIFER C

Primary Owner Address:

12088 NEW DAY DR
FORT WORTH, TX 76179-9167

Deed Date: 7/8/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209241419](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCC HOMES LTD	7/7/2009	D209241418	0000000	0000000
TEJAS VISTA INC	8/4/2005	D205245818	0000000	0000000
TINSLEY DEVELOPMENT LTD	1/1/2005	00000000000000	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	\$706,840	\$178,160	\$885,000	\$885,000
2024	\$753,840	\$178,160	\$932,000	\$932,000
2023	\$717,015	\$133,600	\$850,615	\$848,991
2022	\$677,114	\$123,600	\$800,714	\$771,810
2021	\$578,045	\$123,600	\$701,645	\$701,645
2020	\$551,642	\$123,600	\$675,242	\$675,242

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.