



Address: [12071 ALYSSE WAY](#)
City: TARRANT COUNTY
Georeference: 44733J-13-8
Subdivision: VISTA RANCH
Neighborhood Code: 2N300J

Latitude: 32.9649296321
Longitude: -97.4318019685
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 13 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: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$679,752

Protest Deadline Date: 5/24/2024

Site Number: 40844218

Site Name: VISTA RANCH-13-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,941

Percent Complete: 100%

Land Sqft^{*}: 43,815

Land Acres^{*}: 1.0058

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:

NEIL CHRISTOPHER
NEIL T L

Primary Owner Address:

12071 ALYSSE WAY
FORT WORTH, TX 76179-9162

Deed Date: 9/16/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210235330](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIAMOND R HOMES INC	1/28/2010	D210025683	0000000	0000000
LEGACYTEXAS BANK	9/1/2009	D209239938	0000000	0000000
ENDEAVOUR INC	12/27/2005	D206027738	0000000	0000000
TEJAS VISTA INC	8/4/2005	D205245818	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 ⁺
2025	\$548,817	\$130,935	\$679,752	\$668,362
2024	\$548,817	\$130,935	\$679,752	\$607,602
2023	\$562,412	\$90,236	\$652,648	\$552,365
2022	\$478,985	\$80,236	\$559,221	\$502,150
2021	\$376,264	\$80,236	\$456,500	\$456,500
2020	\$376,264	\$80,236	\$456,500	\$456,500

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.