



**Address:** [7400 CAPTAIN LN](#)  
**City:** FORT WORTH  
**Georeference:** 23367-B-9  
**Subdivision:** LAKE VISTA RANCH  
**Neighborhood Code:** 2N010I

**Latitude:** 32.8706384219  
**Longitude:** -97.4190676078  
**TAD Map:** 2024-336  
**MAPSCO:** TAR-032U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** LAKE VISTA RANCH Block B Lot 9

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2016  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320R)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800011005  
**Site Name:** LAKE VISTA RANCH B 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,494  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,534  
**Land Acres<sup>\*</sup>:** 0.1500  
**Pool:** N

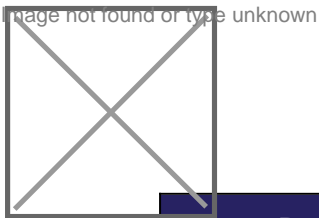
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
FKH SFR C2 LP  
**Primary Owner Address:**  
600 GALLERIA PKWY SE STE 300  
ATLANTA, GA 30339

**Deed Date:** 7/15/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221207741](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERBERUS SFR HOLDINGS V LP	2/2/2021	<a href="#">D221030236</a>		
LEWIS BRYAN	10/4/2016	<a href="#">D216234870</a>		
HMH LIFESTYLES	3/29/2016	<a href="#">D216062903</a>		

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	\$230,537	\$80,000	\$310,537	\$310,537
2024	\$261,591	\$80,000	\$341,591	\$341,591
2023	\$304,569	\$55,000	\$359,569	\$359,569
2022	\$215,204	\$55,000	\$270,204	\$270,204
2021	\$208,808	\$55,000	\$263,808	\$263,808
2020	\$190,333	\$55,000	\$245,333	\$245,333

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

There are no exemptions for this property

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.