



Address: [7412 CAPTAIN LN](#)
City: FORT WORTH
Georeference: 23367-B-12
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.871074078
Longitude: -97.4190981473
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 12

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: None
Notice Sent Date: 5/1/2025
Notice Value: \$414,523
Protest Deadline Date: 5/24/2024

Site Number: 800011008
Site Name: LAKE VISTA RANCH B 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,897
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1400
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:
HANSCHEN JERED
HANSCHEN AMANDA
Primary Owner Address:
7412 CAPTAIN LN
FORT WORTH, TX 76179

Deed Date: 7/21/2016
Deed Volume:
Deed Page:
Instrument: [D216165086](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	3/11/2016	D216011365		

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	\$334,523	\$80,000	\$414,523	\$414,523
2024	\$334,523	\$80,000	\$414,523	\$409,644
2023	\$365,426	\$55,000	\$420,426	\$372,404
2022	\$278,761	\$55,000	\$333,761	\$320,367
2021	\$236,243	\$55,000	\$291,243	\$291,243
2020	\$215,175	\$55,000	\$270,175	\$270,175

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.