



Address: [7420 CAPTAIN LN](#)
City: FORT WORTH
Georeference: 23367-B-14
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8713493589
Longitude: -97.4190914235
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 14

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 800011010
Site Name: LAKE VISTA RANCH B 14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,644
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:

WARREN JOHN M
WARREN ANDREW J

Primary Owner Address:

7420 CAPTAIN LN
FORT WORTH, TX 76179

Deed Date: 10/25/2021
Deed Volume:
Deed Page:
Instrument: [D221315681](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREENWELL CHRISTI KATHLEEN;KEENE STEVEN HOWARD	9/20/2018	D218210534		
THOMPSON KRISHA;THOMPSON PAUL	9/19/2016	D216220339		
HMH LIFESTYLES L.P.	3/11/2016	D215266844		

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	\$235,877	\$80,000	\$315,877	\$315,877
2024	\$287,000	\$80,000	\$367,000	\$367,000
2023	\$339,957	\$55,000	\$394,957	\$361,239
2022	\$273,399	\$55,000	\$328,399	\$328,399
2021	\$234,142	\$55,000	\$289,142	\$289,142
2020	\$199,689	\$55,000	\$254,689	\$254,689

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.