



Address: [7512 CAPTAIN LN](#)
City: FORT WORTH
Georeference: 23367-B-18
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8718995331
Longitude: -97.4190766197
TAD Map: 2024-336
MAPSCO: TAR-032Q



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 18

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: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$351,124
Protest Deadline Date: 5/24/2024

Site Number: 800011014
Site Name: LAKE VISTA RANCH B 18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,887
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 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:
KINCAID-PARKER DENISE A
Primary Owner Address:
7512 CAPTAIN LN
FORT WORTH, TX 76179

Deed Date: 10/17/2016
Deed Volume:
Deed Page:
Instrument: [D216244836](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	4/22/2016	D216083711		



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	\$271,124	\$80,000	\$351,124	\$351,124
2024	\$271,124	\$80,000	\$351,124	\$347,914
2023	\$337,012	\$55,000	\$392,012	\$316,285
2022	\$276,872	\$55,000	\$331,872	\$287,532
2021	\$206,393	\$55,000	\$261,393	\$261,393
2020	\$206,393	\$55,000	\$261,393	\$261,393

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.