



Address: [7417 LAKE VISTA WAY](#)
City: FORT WORTH
Georeference: 23367-G-5
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8713624681
Longitude: -97.4205413339
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 G
Lot 5 BOUNDARY LINE SPLIT

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: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 800010924
Site Name: LAKE VISTA RANCH G 5
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,961
Percent Complete: 100%
Land Sqft^{*}: 871
Land Acres^{*}: 0.0200
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:
FLORES ARTURO
FLORES KIMBERLY
Primary Owner Address:
7417 LAKE VISTA WAY
FORT WORTH, TX 76179

Deed Date: 3/20/2017
Deed Volume:
Deed Page:
Instrument: [D217062507](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	6/15/2016	D216131291		



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	\$311,105	\$98	\$311,203	\$311,203
2024	\$311,105	\$136	\$311,241	\$311,241
2023	\$339,906	\$94	\$340,000	\$340,000
2022	\$284,285	\$94	\$284,379	\$284,379
2021	\$218,189	\$94	\$218,283	\$218,283
2020	\$218,189	\$94	\$218,283	\$218,283

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.