



**Address:** [7509 LAKE VISTA WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23367-G-8  
**Subdivision:** LAKE VISTA RANCH  
**Neighborhood Code:** 2N010I

**Latitude:** 32.8717750989  
**Longitude:** -97.420538809  
**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 G  
Lot 8 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)

**Site Number:** 800010927  
**Site Name:** LAKE VISTA RANCH G 8 BOUNDARY LINE SPLIT  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size** <sup>+++</sup>: 0  
**Percent Complete:** 100%  
**Land Sqft** <sup>\*</sup>: 871  
**Land Acres** <sup>\*</sup>: 0.0200  
**Pool:** N

**State Code:** C1  
**Year Built:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$16,800  
**Protest Deadline Date:** 5/24/2024

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

OWNER INFORMATION

**Current Owner:**  
COLEMAN NYLA S  
**Primary Owner Address:**  
601 LAKEWOOD LN  
GRAPEVINE, TX 76051

**Deed Date:** 11/16/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216270606](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/22/2016	<a href="#">D216083696</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	\$0	\$16,800	\$16,800	\$16,632
2024	\$0	\$16,800	\$16,800	\$13,860
2023	\$0	\$11,550	\$11,550	\$11,550
2022	\$0	\$11,550	\$11,550	\$11,550
2021	\$0	\$11,550	\$11,550	\$10,761
2020	\$0	\$11,550	\$11,550	\$9,783

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.