

Tarrant Appraisal District

Property Information | PDF

Account Number: 42119497

Latitude: 32.8726007979

TAD Map: 2024-336 MAPSCO: TAR-032Q

Deed Date: 11/30/2016

Longitude: -97.4205309281

Address: 7613 LAKE VISTA WAY

City: FORT WORTH

Georeference: 23367-G-14

Subdivision: LAKE VISTA RANCH Neighborhood Code: 2N010I

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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKE VISTA RANCH Block G

Lot 14 BOUNDARY LINE SPLIT

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800010933

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 2 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 0 EAGLE MTN-SAGINAW ISD (918) State Code: C1 Percent Complete: 100%

Year Built: 2016 **Land Sqft***: 1,306 Personal Property Account: N/A Land Acres*: 0.0300

Agent: None Pool: N

Notice Sent Date: 4/15/2025 Notice Value: \$20,000

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner:

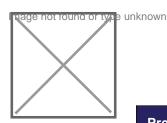
FLORES NESTOR FLORES EVA

Deed Volume: Primary Owner Address: Deed Page:

7613 LAKE VISTA WAY Instrument: D216281247 FORT WORTH, TX 76179

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES	6/28/2016	D216143373		

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	\$0	\$20,000	\$20,000	\$16,638
2024	\$0	\$20,000	\$20,000	\$15,125
2023	\$0	\$13,750	\$13,750	\$13,750
2022	\$0	\$13,750	\$13,750	\$13,750
2021	\$0	\$13,750	\$13,750	\$12,812
2020	\$0	\$13,750	\$13,750	\$11,647

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.