



Address: [7701 LAKE VISTA WAY](#)
City: FORT WORTH
Georeference: 23367-G-16
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8728752983
Longitude: -97.4205280385
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 16 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: 800010935
Site Name: LAKE VISTA RANCH G 16 BOUNDARY LINE SPLIT
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,529
Percent Complete: 100%
Land Sqft^{*}: 1,306
Land Acres^{*}: 0.0300

State Code: A
Year Built: 2016
Personal Property Account: N/A
Agent: REFUND ADVISORY CORP (0091)
Protest Deadline Date: 5/15/2025

Pol: N

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

OWNER INFORMATION

Current Owner:
MADDEN LAUREN S
GRIFFIN JERMAIN MATTHEW

Deed Date: 12/7/2021
Deed Volume:
Deed Page:
Instrument: [D221376440](#)

Primary Owner Address:
7701 LAKE VISTA WAY
FORT WORTH, TX 76179

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MADDEN LAUREN S	9/21/2016	D216222620		
HMH LIFESTYLES LP	4/22/2016	D216083696		



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	\$72,986	\$20,800	\$93,786	\$93,786
2024	\$72,986	\$20,800	\$93,786	\$93,786
2023	\$80,121	\$14,300	\$94,421	\$86,935
2022	\$64,732	\$14,300	\$79,032	\$79,032
2021	\$54,917	\$14,300	\$69,217	\$69,217
2020	\$50,054	\$14,300	\$64,354	\$64,354

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.