

Tarrant Appraisal District

Property Information | PDF

Account Number: 42119535

Latitude: 32.8732487888

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

Longitude: -97.4205340631

Address: 7709 LAKE VISTA WAY

City: FORT WORTH

Georeference: 23367-G-18

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 18 BOUNDARY LINES

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800010937

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223) Site Name: LAKE VISTA RANCH G 18 BOUNDARY LINES

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: A Percent Complete: 100%

Year Built: 2016 **Land Sqft*:** 1,742 Personal Property Account: N/A Land Acres*: 0.0400

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$20,000

Protest Deadline Date: 5/24/2024

+++ Rounded.

Pool: Y

OWNER INFORMATION

Current Owner: THERIOT MELODY

LITTLE TYLER **Primary Owner Address:**

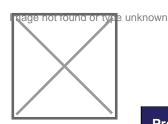
7709 LAKE VISTA WAY FORT WORTH, TX 76179 **Deed Date: 2/7/2017**

Deed Volume: Deed Page:

Instrument: D217029974

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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	9/6/2016	D216207430		

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	\$13,750
2020	\$0	\$13,750	\$13,750	\$13,750

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 T&P

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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