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Address: [7709 LAKE VISTA WAY](#)
City: FORT WORTH
Georeference: 23367-G-18
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8732487888
Longitude: -97.4205340631
TAD Map: 2024-336
MAPSCO: TAR-032Q



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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)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 800010937

Site Name: LAKE VISTA RANCH G 18 BOUNDARY LINES

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 1,742

Land Acres^{*}: 0.0400

Pool: Y

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$20,000

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:

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](#)



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.