



**Address:** [7405 LAKE VISTA WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23367-G-2  
**Subdivision:** LAKE VISTA RANCH  
**Neighborhood Code:** 2N010I

**Latitude:** 32.8709511893  
**Longitude:** -97.4205451603  
**TAD Map:** 2024-336  
**MAPSCO:** TAR-032U



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 2 BOUNDARY LINE SPLIT

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2023  
**Personal Property Account:** N/A  
**Agent:** OOWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800010921  
**Site Name:** LAKE VISTA RANCH G 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 1,679  
**Percent Complete:** 100%  
**Land Sqft\*:** 4,356  
**Land Acres\*:** 0.1000  
**Pool:** N

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

**OWNER INFORMATION**

**Current Owner:**  
LIM RICHARD  
**Primary Owner Address:**  
7405 LAKE VISTA WAY  
FORT WORTH, TX 76179

**Deed Date:** 10/17/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223187880](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	8/9/2022	<a href="#">D217146362</a>		
HMH LIFESTYLES LP	7/22/2016	<a href="#">D216164618</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	\$219,685	\$66,400	\$286,085	\$286,085
2024	\$219,685	\$66,400	\$286,085	\$286,085
2023	\$0	\$31,955	\$31,955	\$31,955
2022	\$0	\$31,955	\$31,955	\$31,955
2021	\$0	\$31,955	\$31,955	\$31,955
2020	\$0	\$31,955	\$31,955	\$31,955

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.