

HUNT BENARD Primary Owner Address: 7609 LAKE VISTA WAY FORT WORTH, TX 76179

WILEY LAWRENCE R JR

HMH LIFESTYLES LP

**Previous Owners** 

WILEY LAWRENCE R JR; WILEY MARGARITA

**Current Owner:** 

**OWNER INFORMATION** 

Deed Date: 10/19/2023 **Deed Volume: Deed Page:** 

Date

10/11/2017

1/3/2017

8/2/2016

Instrument: D223190025

Instrument

D217241816

D217002630

D216175622

**Deed Volume** 

### Legal Description: LAKE VISTA RANCH Block G Lot 13 BOUNDARY LINE SPLIT Jurisdictions: Site Number: 800010932 CITY OF FORT WORTH (026) Site Name: LAKE VISTA RANCH G 13 BOUNDARY LINE SPLIT **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** TARRANT COUNTY COLLEGE (225) Parcels: 2 EAGLE State Co

TARRANT COUNTY COLLEGE (225)					
EAGLE MTN-SAGINAW ISD (918)	Approximate Size+++: 2,494				
State Code: A	Percent Complete: 100%				
Year Built: 2016	Land Sqft <sup>*</sup> : 3,920				
Personal Property Account: N/A	Land Acres <sup>*</sup> : 0.0900				
Agent: None Protest Deadline Date: 5/24/2024	Pool: N				
+++ Rounded.					
* This represents one of a hierarchy of possible value	* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.				

## **PROPERTY DATA**

Longitude: -97.4205323457 TAD Map: 2024-336 MAPSCO: TAR-032Q

Latitude: 32.8724637548

**Tarrant Appraisal District** Property Information | PDF Account Number: 42119888

## Address: 7609 LAKE VISTA WAY

**City:** FORT WORTH Georeference: 23367-G-13 Subdivision: LAKE VISTA RANCH Neighborhood Code: 2N0101

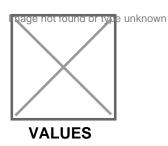
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**Deed Page** 



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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$277,459	\$60,800	\$338,259	\$338,259
2024	\$277,459	\$60,800	\$338,259	\$338,259
2023	\$304,569	\$41,800	\$346,369	\$290,331
2022	\$222,137	\$41,800	\$263,937	\$263,937
2021	\$208,808	\$41,800	\$250,608	\$250,608
2020	\$190,333	\$41,800	\$232,133	\$232,133

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 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.