



Address: [7609 LAKE VISTA WAY](#)
City: FORT WORTH
Georeference: 23367-G-13
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8724637548
Longitude: -97.4205323457
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 13 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: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800010932
Site Name: LAKE VISTA RANCH G 13 BOUNDARY LINE SPLIT
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,494
Percent Complete: 100%
Land Sqft^{*}: 3,920
Land Acres^{*}: 0.0900
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:

HUNT BENARD

Primary Owner Address:

7609 LAKE VISTA WAY
FORT WORTH, TX 76179

Deed Date: 10/19/2023

Deed Volume:

Deed Page:

Instrument: [D223190025](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILEY LAWRENCE R JR;WILEY MARGARITA	10/11/2017	D217241816		
WILEY LAWRENCE R JR	1/3/2017	D217002630		
HMH LIFESTYLES LP	8/2/2016	D216175622		



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	\$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.