



**Address:** [7613 LAKE VISTA WAY](#)  
**City:** FORT WORTH  
**Georeference:** 23367-G-14  
**Subdivision:** LAKE VISTA RANCH  
**Neighborhood Code:** 2N010I

**Latitude:** 32.8726007979  
**Longitude:** -97.4205309281  
**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 14 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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$431,973  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800010933  
**Site Name:** LAKE VISTA RANCH G 14 BOUNDARY LINE SPLIT  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 3,520  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,920  
**Land Acres<sup>\*</sup>:** 0.0900  
**Pool:** N

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

**OWNER INFORMATION**

**Current Owner:**  
FLORES NESTOR  
FLORES EVA  
**Primary Owner Address:**  
7613 LAKE VISTA WAY  
FORT WORTH, TX 76179

**Deed Date:** 11/30/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216281247](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	6/28/2016	<a href="#">D216143373</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	\$371,973	\$60,000	\$431,973	\$375,176
2024	\$371,973	\$60,000	\$431,973	\$341,069
2023	\$408,755	\$41,250	\$450,005	\$310,063
2022	\$297,147	\$41,250	\$338,397	\$281,875
2021	\$215,000	\$41,250	\$256,250	\$256,250
2020	\$215,000	\$41,250	\$256,250	\$256,250

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.