



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



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 18 BOUNDARY LINES

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: \$373,821
Protest Deadline Date: 5/24/2024

Site Number: 800010937
Site Name: LAKE VISTA RANCH G 18 BOUNDARY LINES
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,670
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1300
Pool: Y

+++ 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 LP	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	\$313,821	\$60,000	\$373,821	\$373,821
2024	\$313,821	\$60,000	\$373,821	\$368,914
2023	\$342,606	\$41,250	\$383,856	\$335,376
2022	\$275,517	\$41,250	\$316,767	\$304,887
2021	\$235,920	\$41,250	\$277,170	\$277,170
2020	\$201,300	\$41,250	\$242,550	\$242,550

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.