



Address: [6244 TOPSAIL DR](#)
City: FORT WORTH
Georeference: 23367-L-10
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8748443638
Longitude: -97.4197070404
TAD Map: 2024-436
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 L Lot 10

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A
Year Built: 2018
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800025546
Site Name: LAKE VISTA RANCH L 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,864
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
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:
ESMAIL FAMILY TRUST
Primary Owner Address:
2205 GRIZZLY RUN LN
EULESS, TX 76039

Deed Date: 3/24/2023
Deed Volume:
Deed Page:
Instrument: [D223049622](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESMAIL HAMEEDA JUDHA;ESMAIL KARIM	3/10/2020	D220057992		
DOLAND JASON M	11/5/2018	D218247300		



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	\$205,000	\$80,000	\$285,000	\$285,000
2024	\$244,867	\$80,000	\$324,867	\$324,867
2023	\$268,631	\$55,000	\$323,631	\$323,631
2022	\$217,377	\$55,000	\$272,377	\$272,377
2021	\$184,694	\$55,000	\$239,694	\$239,694
2020	\$158,968	\$55,000	\$213,968	\$213,968

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

There are no exemptions for this property

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.