



**Address:** [7709 BOAT WIND RD](#)  
**City:** FORT WORTH  
**Georeference:** 23367-J-17  
**Subdivision:** LAKE VISTA RANCH  
**Neighborhood Code:** 2N010I

**Latitude:** 32.8734834481  
**Longitude:** -97.4214645564  
**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 J Lot 17

**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:** 2017

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800025491  
**Site Name:** LAKE VISTA RANCH J 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,960  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**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:**

FKH SFR PROPCO I LP

**Primary Owner Address:**

600 GALLERIA PKWY SE STE 300  
ATLANTA, GA 30339

**Deed Date:** 12/3/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221360635](#)

| Previous Owners | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------|------------|----------------------------|-------------|-----------|
| PREMONT ERIK    | 5/8/2018   | <a href="#">D218099633</a> |             |           |
| HMH LIFESTYLES  | 10/17/2017 | <a href="#">D217242016</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 | \$340,131          | \$80,000    | \$420,131    | \$420,131                    |
| 2024 | \$382,144          | \$80,000    | \$462,144    | \$462,144                    |
| 2023 | \$409,421          | \$55,000    | \$464,421    | \$464,421                    |
| 2022 | \$366,727          | \$55,000    | \$421,727    | \$421,727                    |
| 2021 | \$236,243          | \$55,000    | \$291,243    | \$291,243                    |
| 2020 | \$236,243          | \$55,000    | \$291,243    | \$291,243                    |

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.