



Address: [8000 SPRITSAIL LN](#)
City: FORT WORTH
Georeference: 23367-E-8
Subdivision: LAKE VISTA RANCH
Neighborhood Code: 2N010I

Latitude: 32.8752582483
Longitude: -97.4174518025
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 E Lot 8

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: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$426,536

Protest Deadline Date: 5/24/2024

Site Number: 800032698

Site Name: LAKE VISTA RANCH E 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,222

Percent Complete: 100%

Land Sqft^{*}: 5,729

Land Acres^{*}: 0.1315

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:

BROWN ARTEZ D SR
BROWN ROBNECIA CHALEE

Primary Owner Address:

8000 SPRITSAIL LN
FORT WORTH, TX 76179

Deed Date: 11/24/2020

Deed Volume:

Deed Page:

Instrument: [D220312341](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	6/17/2020	D220142736		

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	\$346,536	\$80,000	\$426,536	\$426,536
2024	\$346,536	\$80,000	\$426,536	\$419,046
2023	\$380,736	\$55,000	\$435,736	\$380,951
2022	\$306,915	\$55,000	\$361,915	\$346,319
2021	\$259,835	\$55,000	\$314,835	\$314,835
2020	\$0	\$38,500	\$38,500	\$38,500

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.