



**Address:** [7400 GANGWAY DR](#)  
**City:** FORT WORTH  
**Georeference:** 23367-I-1-71  
**Subdivision:** LAKE VISTA RANCH  
**Neighborhood Code:** 2N010I

**Latitude:** 32.8708140871  
**Longitude:** -97.42178641  
**TAD Map:** 2018-436  
**MAPSCO:** TAR-032U



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 I Lot 1

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$293,969

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

**Site Number:** 800046552  
**Site Name:** LAKE VISTA RANCH I 1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,799  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,566  
**Land Acres<sup>\*</sup>:** 0.1507  
**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

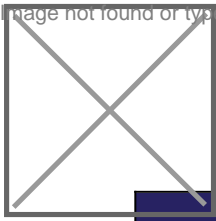
**Current Owner:**

CERKEZI ELIO

**Primary Owner Address:**

9813 EL COLENA DR  
FORT WORTH, TX 76179

**Deed Date:** 2/18/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225028882](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERRIN RYAN A	8/18/2020	<a href="#">D220205451</a>		
HMH LIFESTYLES LP	4/15/2020	<a href="#">D220086732</a>		
BNM LAKE VISTA DEVELOPMENT LP	8/2/2019	<a href="#">D218277047</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	\$213,969	\$80,000	\$293,969	\$293,969
2024	\$213,969	\$80,000	\$293,969	\$293,969
2023	\$234,517	\$55,000	\$289,517	\$289,517
2022	\$190,209	\$55,000	\$245,209	\$245,209
2021	\$161,957	\$55,000	\$216,957	\$216,957
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

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.