

Tarrant Appraisal District

Property Information | PDF

Account Number: 42554631

Address: 7417 GANGWAY DR

City: FORT WORTH
Georeference: 23367-Q-22

Subdivision: LAKE VISTA RANCH Neighborhood Code: 2N010I

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: LAKE VISTA RANCH Block Q

Lot 22

**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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800046580

Latitude: 32.8713762641

**TAD Map:** 2018-436 **MAPSCO:** TAR-032U

Longitude: -97.4223386576

**Site Name:** LAKE VISTA RANCH Q 22 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,344
Percent Complete: 100%

Land Sqft\*: 6,000 Land Acres\*: 0.1377

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

HEARD ADRIANNA

HEARD WILL EDWARD

Primary Owner Address:

Deed Date: 6/8/2021

Deed Volume:

Deed Page:

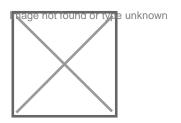
7417 GANGWAY DR
FORT WORTH, TX 76179

Instrument: D221165036

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	11/5/2020	D220290542		
BNM LAKE VISTA DEVELOPMENT LP	8/2/2019	D218277047		

08-16-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$270,222	\$80,000	\$350,222	\$350,222
2024	\$270,222	\$80,000	\$350,222	\$350,222
2023	\$296,565	\$55,000	\$351,565	\$324,198
2022	\$239,725	\$55,000	\$294,725	\$294,725
2021	\$0	\$38,500	\$38,500	\$38,500
2020	\$0	\$38,500	\$38,500	\$38,500

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- 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.

08-16-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.