



**Address:** [1104 SLEEPY OWL LN](#)  
**City:** FORT WORTH  
**Georeference:** 44736A-9-2  
**Subdivision:** VISTA WEST II  
**Neighborhood Code:** 2W300Z

**Latitude:** 32.7491581924  
**Longitude:** -97.5201205295  
**TAD Map:** 1994-392  
**MAPSCO:** TAR-071D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VISTA WEST II Block 9 Lot 2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00672F)

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

**Notice Value:** \$312,958

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

**Site Number:** 800068978

**Site Name:** VISTA WEST II Block 9 Lot 2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,606

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

PATHWAY HOMES BUYER LLC

**Primary Owner Address:**

3131 MCKINNEY AVE STE 340  
DALLAS, TX 75204

**Deed Date:** 5/28/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224094755](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LGI HOMES - TEXAS LLC	6/2/2023	<a href="#">D223098826</a>		
AG EHC II (LGIH) MULTI STATE 2 LLC	9/22/2022	<a href="#">D222234433</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	\$237,958	\$75,000	\$312,958	\$312,958
2024	\$237,958	\$75,000	\$312,958	\$312,958
2023	\$0	\$37,025	\$37,025	\$37,025
2022	\$0	\$37,410	\$37,410	\$37,410
0	\$0	\$0	\$0	\$0

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.