



Address: [7300 ARROYO WAY](#)
City: TARRANT COUNTY
Georeference: 33485-1-12
Subdivision: RANCHO VISTA ESTATES
Neighborhood Code: 4B030K

Latitude: 32.5715843585
Longitude: -97.3979120923
TAD Map: 2030-328
MAPSCO: TAR-117N



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

PROPERTY DATA

Legal Description: RANCHO VISTA ESTATES
Block 1 Lot 12

Jurisdictions:

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06868487

Site Name: RANCHO VISTA ESTATES-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,552

Percent Complete: 100%

Land Sqft^{*}: 108,900

Land Acres^{*}: 2.5000

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

AGUILAR RUBEN
MARQUEZ MA TERESA RUIZ

Primary Owner Address:

5701 VESTA FARLEY RD
FORT WORTH, TX 76119

Deed Date: 8/19/2016

Deed Volume:

Deed Page:

Instrument: [D216192066](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIX CHERYL W;NIX MICHAEL W	8/6/1996	00125260001408	0012526	0001408
J & M HOME BUILDERS INC	4/19/1996	00123430001823	0012343	0001823
R G VISTA INC	1/1/1995	00000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$437,764	\$112,500	\$550,264	\$550,264
2023	\$439,777	\$112,500	\$552,277	\$552,277
2022	\$407,871	\$37,500	\$445,371	\$445,371
2021	\$342,464	\$37,500	\$379,964	\$379,964
2020	\$344,032	\$37,500	\$381,532	\$381,532

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.