



**Address:** [7309 ARROYO WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 33485-2-7  
**Subdivision:** RANCHO VISTA ESTATES  
**Neighborhood Code:** 4B030K

**Latitude:** 32.5711830521  
**Longitude:** -97.3953985093  
**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 2 Lot 7

**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:** 06868606

**Site Name:** RANCHO VISTA ESTATES-2-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,742

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 108,900

**Land Acres<sup>\*</sup>:** 2.5000

**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:**

PEREZ LISA  
CARLSEN DANIEL

**Primary Owner Address:**

7309 ARROYO WAY  
CROWLEY, TX 76036

**Deed Date:** 4/10/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215073725](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRICONE CHRISTOPHER M	12/14/2012	<a href="#">D212311031</a>	0000000	0000000
WATTS CHARLES;WATTS MARIA A	2/15/1996	00122640002135	0012264	0002135
RG 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$586,523	\$112,500	\$699,023	\$657,854
2023	\$589,469	\$112,500	\$701,969	\$598,049
2022	\$506,181	\$37,500	\$543,681	\$543,681
2021	\$466,817	\$37,500	\$504,317	\$502,988
2020	\$469,138	\$37,500	\$506,638	\$457,262

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.