



## LOCATION

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**Address:** [7000 FOX RUN CT](#)  
**City:** WATAUGA  
**Georeference:** 31787-2-16  
**Subdivision:** PARK VISTA ADDITION  
**Neighborhood Code:** 3M010B

**Latitude:** 32.8679221559  
**Longitude:** -97.2709290598  
**TAD Map:** 2066-436  
**MAPSCO:** TAR-036U



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** PARK VISTA ADDITION Block 2  
Lot 16

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WATAUGA PID #1 - PARK VISTA (611)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07624786

**Site Name:** PARK VISTA ADDITION-2-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,755

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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

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**Current Owner:**

NANCY GUTIERREZ FAMILY TRUST

**Primary Owner Address:**

7000 FOX RUN CT  
FORT WORTH, TX 76137

**Deed Date:** 8/29/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223182773](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTIERREZ NANCY ELIZABETH	3/6/2023	<a href="#">D223041937</a>		
KLOMINEK & GUTIERREZ FAMILY WEALTH TRUST	6/17/2016	<a href="#">D216256044</a>		
KLOMINEK DAVID	2/27/2002	00155210000260	0015521	0000260
GEHAN HOMES LTD	10/3/2000	00145520000388	0014552	0000388
HAVENER RUPERT LTD PRTNSHP	1/1/2000	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	\$286,423	\$60,000	\$346,423	\$324,280
2023	\$329,000	\$60,000	\$389,000	\$294,800
2022	\$233,000	\$35,000	\$268,000	\$268,000
2021	\$251,760	\$35,000	\$286,760	\$286,760
2020	\$228,574	\$35,000	\$263,574	\$263,574

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.