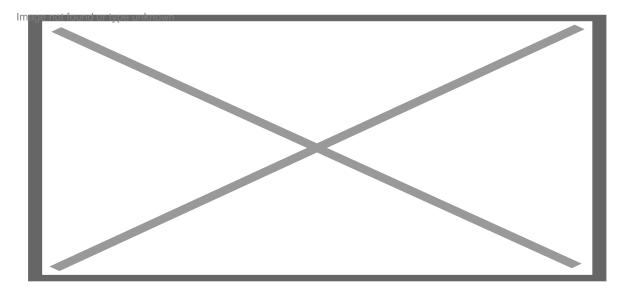


Tarrant Appraisal District Property Information | PDF Account Number: 40868346

Address: 7401 LA CANTERA DR

City: TARRANT COUNTY Georeference: 23036A-3-85 Subdivision: LA CANTERA WEST Neighborhood Code: 2Y100T Latitude: 32.8217115491 Longitude: -97.5217339272 TAD Map: 1988-420 MAPSCO: TAR-043R





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

PROPERTY DATA

Legal Description: LA CANTERA WEST Block 3 Lot 85

Jurisdictions:

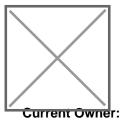
TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) AZLE ISD (915) State Code: A Year Built: 2007

Personal Property Account: N/A Agent: INTEGRATAX (00753) Protest Deadline Date: 5/15/2025 Site Number: 40868346 Site Name: LA CANTERA WEST-3-85 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 4,027 Percent Complete: 100% Land Sqft*: 102,802 Land Acres*: 2.3600 Pool: Y

+++ Rounded.

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

OWNER INFORMATION



POTTER DERRICK S

Primary Owner Address: 7401 LA CANTERA DR FORT WORTH, TX 76108-8343 Deed Date: 4/18/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207136314

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORILLA LANE PARTNERS LTD	4/17/2007	D207136313	000000	0000000
WHSS DEVELOPMENT PARTNERS LTD	1/1/2005	000000000000000000000000000000000000000	000000	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	\$528,542	\$170,400	\$698,942	\$653,657
2023	\$647,946	\$170,400	\$818,346	\$594,234
2022	\$402,213	\$138,000	\$540,213	\$540,213
2021	\$427,713	\$112,500	\$540,213	\$540,213
2020	\$427,713	\$112,500	\$540,213	\$540,213

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.