

Tarrant Appraisal District Property Information | PDF Account Number: 40868400

Address: 7233 LA CANTERA DR

City: TARRANT COUNTY Georeference: 23036A-3-91 Subdivision: LA CANTERA WEST Neighborhood Code: 2Y100T Latitude: 32.8185369125 Longitude: -97.5209467096 TAD Map: 1988-416 MAPSCO: TAR-043V





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

PROPERTY DATA

Legal Description: LA CANTERA WEST Block 3 Lot 91

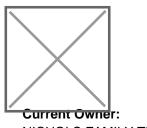
Jurisdictions:

TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) AZLE ISD (915) State Code: A Year Built: 2016 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40868400 Site Name: LA CANTERA WEST-3-91 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 4,297 Percent Complete: 100% Land Sqft*: 287,496 Land Acres*: 6.6000 Pool: Y

+++ Rounded.

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

OWNER INFORMATION



NICHOLS FAMILY TRUST Primary Owner Address:

7233 LA CANTERA DR FORT WORTH, TX 76108 Deed Date: 3/12/2019 Deed Volume: Deed Page: Instrument: D219050704

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLS NANCY A;NICHOLS PHILLIP R	12/27/2017	D218032337-CWD		
VENADO RIDGE INVESTMENTS LLC	7/18/2014	<u>D214164330</u>		
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$713,246	\$198,900	\$912,146	\$906,512
2023	\$787,825	\$198,900	\$986,725	\$824,102
2022	\$630,943	\$147,900	\$778,843	\$749,184
2021	\$601,458	\$114,750	\$716,208	\$681,076
2020	\$504,410	\$114,750	\$619,160	\$619,160

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.