

# 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

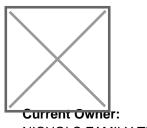
#### Jurisdictions:

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.