



**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<sup>+++</sup>:** 4,297

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 287,496

**Land Acres<sup>\*</sup>:** 6.6000

**Pool:** Y

<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:**  
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	<a href="#">D218032337-CWD</a>		
VENADO RIDGE INVESTMENTS LLC	7/18/2014	<a href="#">D214164330</a>		
WHSS DEVELOPMENT PARTNERS LTD	1/1/2005	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	\$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.