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Address: [7313 SAM CANTEY ST](#)
City: FORT WORTH
Georeference: 23140-E-30
Subdivision: LAKE CREST EST #1 & 2 ADDITION
Neighborhood Code: 2N0200

Latitude: 32.8685044455
Longitude: -97.4099766769
TAD Map: 2024-436
MAPSCO: TAR-032V



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

PROPERTY DATA

Legal Description: LAKE CREST EST #1 & 2
ADDITION Block E Lot 30 AND 31

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

Site Number: 01539086
Site Name: LAKE CREST EST #1 & 2 ADDITION Block E Lot 30 AND 31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,752

State Code: A
Percent Complete: 100%
Year Built: 1998
Land Sqft^{*}: 29,098
Personal Property Account: N/A
Land Acres^{*}: 0.6680
Agent: None
Pool: N
Notice Sent Date: 4/15/2025
Notice Value: \$329,417
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
MUZQUIZ JOSE J
MUZQUIZ IRENE C

Primary Owner Address:
7313 SAM CANTEY RD
FORT WORTH, TX 76179-3337

Deed Date: 10/24/1984
Deed Volume: 0007987
Deed Page: 0001773
Instrument: 00079870001773

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HONEYCUTT SEMIEON F	12/31/1900	0000000000000000	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 ⁺
2025	\$264,417	\$65,000	\$329,417	\$273,270
2024	\$264,417	\$65,000	\$329,417	\$248,427
2023	\$250,734	\$45,000	\$295,734	\$225,843
2022	\$203,970	\$45,000	\$248,970	\$205,312
2021	\$149,000	\$80,000	\$229,000	\$186,647
2020	\$149,000	\$45,000	\$194,000	\$137,861

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.