



Address: [7320 SAM CANTEY ST](#)
City: FORT WORTH
Georeference: 23140-F-5
Subdivision: LAKE CREST EST #1 & 2 ADDITION
Neighborhood Code: 2N0200

Latitude: 32.8688752526
Longitude: -97.4090975953
TAD Map: 2024-436
MAPSCO: TAR-032V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE CREST EST #1 & 2
ADDITION Block F Lot 5 1995 BELMONT 16 X 76
LB# TRA0283465 PREMIER

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

State Code: A
Year Built: 1995
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$75,508
Protest Deadline Date: 5/24/2024

Site Number: 01539191
Site Name: LAKE CREST EST #1 & 2 ADDITION-F-5
Site Class: A2 - Residential - Mobile Home
Parcels: 1
Approximate Size⁺⁺⁺: 1,216
Percent Complete: 100%
Land Sqft^{*}: 14,550
Land Acres^{*}: 0.3340
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
RODRATE JULIAN
Primary Owner Address:
7320 SAM CANTEY ST
FORT WORTH, TX 76179

Deed Date: 10/18/2016
Deed Volume:
Deed Page:
Instrument: [D216249041](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROWLETT BARBARA;SANCHEZ-BRUCE VICKIE	3/9/2016	D216055824		
HAMMONS BILLY	3/2/1984	00077580000153	0007758	0000153
MOCK EMMETT J	12/31/1900	000000000000000	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	\$10,508	\$65,000	\$75,508	\$75,508
2024	\$10,508	\$65,000	\$75,508	\$67,182
2023	\$10,985	\$45,000	\$55,985	\$55,985
2022	\$11,463	\$45,000	\$56,463	\$56,463
2021	\$11,940	\$45,000	\$56,940	\$56,940
2020	\$12,418	\$45,000	\$57,418	\$57,418

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

There are no exemptions for this property

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.