



# Tarrant Appraisal District Property Information | PDF Account Number: 01539256

### Address: 7300 SAM CANTEY ST

City: FORT WORTH Georeference: 23140-F-10 Subdivision: LAKE CREST EST #1 & 2 ADDITION Neighborhood Code: 2N020O Latitude: 32.86791732 Longitude: -97.409110556 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 F Lot 10 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: 2002 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$362,155 Protest Deadline Date: 5/24/2024

Site Number: 01539256 Site Name: LAKE CREST EST #1 & 2 ADDITION-F-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,376 Percent Complete: 100% Land Sqft<sup>\*</sup>: 15,299 Land Acres<sup>\*</sup>: 0.3512 Pool: N

#### +++ Rounded.

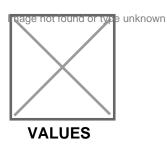
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

### Current Owner: RATHASING BANDITH

Primary Owner Address: 7300 SAM CANTEY RD FORT WORTH, TX 76179-3336 Deed Date: 6/1/1998 Deed Volume: 0013336 Deed Page: 0000261 Instrument: 00133360000261

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOWNS TERESA FARR	12/31/1900	00099670002367	0009967	0002367



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	\$297,155	\$65,000	\$362,155	\$247,963
2024	\$297,155	\$65,000	\$362,155	\$225,421
2023	\$280,627	\$45,000	\$325,627	\$204,928
2022	\$224,449	\$45,000	\$269,449	\$186,298
2021	\$225,520	\$45,000	\$270,520	\$169,362
2020	\$182,184	\$45,000	\$227,184	\$153,965

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.