



**Address:** [7533 BLANCHARD WAY](#)  
**City:** TARRANT COUNTY  
**Georeference:** 33200-17-24  
**Subdivision:** PYRAMID ACRES SUBDIVISION  
**Neighborhood Code:** 4A100D

**Latitude:** 32.6016204514  
**Longitude:** -97.5325255907  
**TAD Map:** 1988-340  
**MAPSCO:** TAR-099X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PYRAMID ACRES  
SUBDIVISION Block 17 Lot 24

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02274477

**Site Name:** PYRAMID ACRES SUBDIVISION-17-24

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,397

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,681

**Land Acres<sup>\*</sup>:** 0.3600

**Pool:** N

<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:**

CATEN RYAN CHRISTOPHER

**Primary Owner Address:**

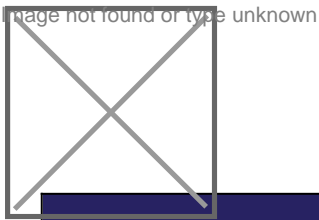
7533 BLANCHARD WAY  
FORT WORTH, TX 76126

**Deed Date:** 11/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223211613](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARREN JUSTIN KYLE;WARREN MACENZIE LINDALOU	10/31/2022	<a href="#">D222261392</a>		
R STERLING HOMES LLC	12/9/2021	<a href="#">D222044203</a>		
RNR PRODUCTION LAND & CATTLE COMPANY INC	1/1/2009	<a href="#">D214056903</a>	0000000	0000000
RIMMER NANCY N	4/30/1999	00138190000247	0013819	0000247
GRAY BARBARA;GRAY VIRGIL E	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 <sup>+</sup>
2025	\$416,605	\$55,500	\$472,105	\$472,105
2024	\$416,605	\$55,500	\$472,105	\$472,105
2023	\$518,082	\$55,500	\$573,582	\$573,582
2022	\$0	\$10,080	\$10,080	\$10,080
2021	\$0	\$10,080	\$10,080	\$10,080
2020	\$0	\$10,080	\$10,080	\$10,080

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.