



**Address:** [7553 LAZY SPUR BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 44715A-9-7  
**Subdivision:** VILLAGES OF CHISHOLM RIDGE, TH  
**Neighborhood Code:** A2F010C

**Latitude:** 32.8788052682  
**Longitude:** -97.3420395047  
**TAD Map:** 2048-440  
**MAPSCO:** TAR-034R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGES OF CHISHOLM  
RIDGE, TH Block 9 Lot 7

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41028007

**Site Name:** VILLAGES OF CHISHOLM RIDGE, TH-9-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,308

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,850

**Land Acres<sup>\*</sup>:** 0.0883

**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:**

MINCHEW CHRISTINA

**Primary Owner Address:**

7553 LAZY SPUR BLVD  
FORT WORTH, TX 76131

**Deed Date:** 12/20/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219297343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMBICK NEXTGEN PROPERTIES CORP	9/11/2019	<a href="#">D219251225</a>		
AMERIHOMES MORTGAGE COMPANY LLC	8/6/2019	<a href="#">D219186270</a>		
THORNTON KATHY LEE; THORNTON ROBERT DEAN	8/29/2018	<a href="#">D218193012</a>		
MASOODA SYEDA; SAYEEDUDDIN MOHAMMAD	8/24/2014	<a href="#">D214188862</a>		
SAYEEDUDDIN MOHAMMAD ETAL	8/1/2008	<a href="#">D208309028</a>	0000000	0000000
BEAZER HOMES TEXAS LP	4/24/2006	<a href="#">D206120867</a>	0000000	0000000
S CHISHOLM RIDGE II LTD	1/1/2006	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 <sup>+</sup>
2025	\$171,798	\$40,000	\$211,798	\$211,798
2024	\$171,798	\$40,000	\$211,798	\$211,798
2023	\$208,681	\$40,000	\$248,681	\$203,672
2022	\$166,230	\$23,000	\$189,230	\$185,156
2021	\$145,324	\$23,000	\$168,324	\$168,324
2020	\$134,588	\$23,000	\$157,588	\$157,588

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.