



Address: [7529 LAZY SPUR BLVD](#)
City: FORT WORTH
Georeference: 44715A-9-13
Subdivision: VILLAGES OF CHISHOLM RIDGE, TH
Neighborhood Code: A2F010C

Latitude: 32.8782296578
Longitude: -97.3420401869
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 13

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)

Site Number: 41028074
Site Name: VILLAGES OF CHISHOLM RIDGE, TH-9-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,366
Percent Complete: 100%
Land Sqft^{*}: 3,850
Land Acres^{*}: 0.0883
Pool: N

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

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:

KESTEL BOAZ
KESTEL TYFFANI

Primary Owner Address:

6800 HAVENHURST CT
PARKER, TX 75002

Deed Date: 8/31/2020

Deed Volume:

Deed Page:

Instrument: [D220218996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RARICK RODNEY LEE	3/30/2009	D209099649	0000000	0000000
RARICK RODNEY;RARICK YVONNE M	10/12/2006	D206340648	0000000	0000000
BEAZER HOMES TEXAS LP	4/24/2006	D206120867	0000000	0000000
S CHISHOLM RIDGE II LTD	1/1/2006	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	\$126,409	\$40,000	\$166,409	\$166,409
2024	\$158,319	\$40,000	\$198,319	\$198,319
2023	\$193,042	\$40,000	\$233,042	\$233,042
2022	\$155,266	\$23,000	\$178,266	\$178,266
2021	\$147,694	\$23,000	\$170,694	\$170,694
2020	\$136,757	\$23,000	\$159,757	\$159,757

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.