



**Address:** [7552 LAZY SPUR BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 44715A-14-1  
**Subdivision:** VILLAGES OF CHISHOLM RIDGE, TH  
**Neighborhood Code:** A2F010C

**Latitude:** 32.8787600378  
**Longitude:** -97.3415307962  
**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 14 Lot 1

**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:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41028996  
**Site Name:** VILLAGES OF CHISHOLM RIDGE, TH-14-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,007  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,241  
**Land Acres<sup>\*</sup>:** 0.0973  
**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:**  
BRANDON TRUST  
**Primary Owner Address:**  
801 RANCH ROAD  
FORT WORTH, TX 76131

**Deed Date:** 4/3/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217074448](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENOIT KYLE RICHARD	1/20/2011	<a href="#">D211020635</a>	0000000	0000000
CAWTHON JENNY;CAWTHON SCOTT T	9/30/2008	<a href="#">D208385334</a>	0000000	0000000
BEAZER HOMES TEXAS LP	5/21/2007	<a href="#">D207180044</a>	0000000	0000000
S CHISHOLM RIDGE II LTD	1/1/2006	00000000000000	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	\$215,000	\$40,000	\$255,000	\$255,000
2024	\$235,000	\$40,000	\$275,000	\$275,000
2023	\$250,000	\$40,000	\$290,000	\$290,000
2022	\$207,000	\$23,000	\$230,000	\$230,000
2021	\$136,601	\$23,000	\$159,601	\$159,601
2020	\$136,601	\$23,000	\$159,601	\$159,601

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.