



Address: [7430 CALADIUM LN](#)
City: FOREST HILL
Georeference: 35114D-8-13
Subdivision: ROSE CREST ESTATES
Neighborhood Code: 1E020C

Latitude: 32.6515670455
Longitude: -97.2633582161
TAD Map: 2072-356
MAPSCO: TAR-106D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROSE CREST ESTATES Block 8
Lot 13

Jurisdictions:
CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A
Year Built: 2016
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41134818
Site Name: ROSE CREST ESTATES-8-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,104
Percent Complete: 100%
Land Sqft^{*}: 15,246
Land Acres^{*}: 0.3500
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:
VAZOV GEORGE
VAZOV VIOLETA
Primary Owner Address:
7430 CALADIUM
FOREST HILL, TX 76140

Deed Date: 2/23/2017
Deed Volume:
Deed Page:
Instrument: [D217049337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENDEAVOR WALL HOMES LLC	8/9/2016	D216187041		
ROSE CREST ESTATES 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 ⁺
2025	\$291,013	\$60,000	\$351,013	\$351,013
2024	\$291,013	\$60,000	\$351,013	\$351,013
2023	\$294,928	\$60,000	\$354,928	\$322,666
2022	\$260,672	\$50,000	\$310,672	\$293,333
2021	\$216,666	\$50,000	\$266,666	\$266,666
2020	\$193,225	\$50,000	\$243,225	\$243,225

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.