



**Address:** [3206 GROVER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 9810-1-2  
**Subdivision:** DIAMOND HILL HIGHLANDS ADDN  
**Neighborhood Code:** 2M200B

**Latitude:** 32.8022057251  
**Longitude:** -97.3265579125  
**TAD Map:** 2048-412  
**MAPSCO:** TAR-063A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DIAMOND HILL HIGHLANDS  
ADDN Block 1 Lot 2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2023

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$350,525

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

**Site Number:** 00708941

**Site Name:** DIAMOND HILL HIGHLANDS ADDN-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,792

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,650

**Land Acres<sup>\*</sup>:** 0.1526

**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:**

KAWAS ABIGAIL

VITAL LOUIS JULIAN

**Primary Owner Address:**

3206 GROVER AVE  
FORT WORTH, TX 76106

**Deed Date:** 3/25/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224050843](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA ALFREDO	6/3/2023	<a href="#">D223106468</a>		
GARCIA ROBERT GABRIEL	8/27/2018	<a href="#">D218193339</a>		
GARCIA ALFREDO	5/8/2012	<a href="#">D212126863</a>	0000000	0000000
ASHLYN HOMES INC	4/13/2011	<a href="#">D211089855</a>	0000000	0000000
FORT WORTH CITY OF	2/6/2007	<a href="#">D207071074</a>	0000000	0000000
JESS PHILLIPS & ASSOC INC	4/3/1985	00081380000219	0008138	0000219
GRIFFIN REGINALD E	12/31/1900	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	\$297,325	\$53,200	\$350,525	\$350,525
2024	\$202,255	\$46,550	\$248,805	\$248,805
2023	\$0	\$33,250	\$33,250	\$33,250
2022	\$0	\$13,000	\$13,000	\$13,000
2021	\$0	\$13,000	\$13,000	\$13,000
2020	\$0	\$13,000	\$13,000	\$13,000

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.