



Address: [7308 LLANO AVE](#)
City: FORT WORTH
Georeference: 34410-17-21
Subdivision: RIDGLEA WEST ADDITION
Neighborhood Code: 4W005B

Latitude: 32.7088420266
Longitude: -97.4401029972
TAD Map: 2018-376
MAPSCO: TAR-074W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGLEA WEST ADDITION
Block 17 Lot 21

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: 1948

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$183,716

Protest Deadline Date: 5/24/2024

Site Number: 02430126
Site Name: RIDGLEA WEST ADDITION-17-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 748
Percent Complete: 100%
Land Sqft^{*}: 9,000
Land Acres^{*}: 0.2066
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:

KING AUBREY

Primary Owner Address:

7308 LLANO AVE
FORT WORTH, TX 76116

Deed Date: 6/17/2019

Deed Volume:

Deed Page:

Instrument: [D219132616](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|------------|----------------------------|-------------|-----------|
| FOSON INVESTMENTS LLC | 3/5/2019 | D219056258 | | |
| RIBOTA OSVALDO EST | 8/3/2015 | D215171681 | | |
| COCANOWER MICHAEL | 1/5/2011 | D211013165 | 0000000 | 0000000 |
| COCANOWER J COCANOW;COCANOWER MICHAEL | 1/31/2008 | D208046389 | 0000000 | 0000000 |
| CLARKE JOHN H EST | 6/3/2005 | D205168658 | 0000000 | 0000000 |
| CITIBANK NA | 3/1/2005 | D205062134 | 0000000 | 0000000 |
| RIVEROS TRACY M | 1/31/2001 | 00147130000009 | 0014713 | 0000009 |
| WILLIAMS MISTY DAWN | 7/29/1992 | 00107260002129 | 0010726 | 0002129 |
| MCCLISH KENNETH R;MCCLISH LEISA | 11/16/1990 | 00101080000666 | 0010108 | 0000666 |
| BANTA TERRY | 4/17/1990 | 00099040000192 | 0009904 | 0000192 |
| GREEN BILL G | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$163,716 | \$20,000 | \$183,716 | \$183,716 |
| 2024 | \$163,716 | \$20,000 | \$183,716 | \$174,709 |
| 2023 | \$157,624 | \$20,000 | \$177,624 | \$158,826 |
| 2022 | \$124,387 | \$20,000 | \$144,387 | \$144,387 |
| 2021 | \$115,582 | \$20,000 | \$135,582 | \$134,350 |
| 2020 | \$102,136 | \$20,000 | \$122,136 | \$122,136 |

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.