



Address: [7317 LLANO AVE](#)
City: FORT WORTH
Georeference: 34410-20-8
Subdivision: RIDGLEA WEST ADDITION
Neighborhood Code: 4W005B

Latitude: 32.7081359336
Longitude: -97.4402233976
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 20 Lot 8

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 02430959

Site Name: RIDGLEA WEST ADDITION-20-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 961

Percent Complete: 100%

Land Sqft^{*}: 8,694

Land Acres^{*}: 0.1995

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:

MARTINEZ ROLANDO REYES

Primary Owner Address:

6132 MODELLI DR
GRAND PRAIRIE, TX 75052

Deed Date: 5/29/2019

Deed Volume:

Deed Page:

Instrument: [D219117567](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
C&T FUND LLC	1/31/2019	D219021070		
MILLER RITA GAIL	2/28/2007	D207377299	0000000	0000000
SPENCER LOIS A	9/11/1973	000000000000000	0000000	0000000
SPENCER JESSE;SPENCER LOIS A	12/31/1900	000203600000097	0002036	0000097

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	\$170,312	\$20,000	\$190,312	\$190,312
2024	\$170,312	\$20,000	\$190,312	\$190,312
2023	\$172,491	\$20,000	\$192,491	\$192,491
2022	\$147,132	\$20,000	\$167,132	\$167,132
2021	\$44,868	\$20,000	\$64,868	\$64,868
2020	\$44,868	\$20,000	\$64,868	\$64,868

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.