



**Address:** [7313 S COLONIAL DR](#)  
**City:** FOREST HILL  
**Georeference:** 17800-A-3  
**Subdivision:** HERITAGE HEIGHTS ADDITION  
**Neighborhood Code:** A1F020P

**Latitude:** 32.6476349873  
**Longitude:** -97.2703009349  
**TAD Map:** 2066-356  
**MAPSCO:** TAR-106C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE HEIGHTS ADDITION  
Block A Lot 3

**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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04767497

**Site Name:** HERITAGE HEIGHTS ADDITION-A-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,227

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,026

**Land Acres<sup>\*</sup>:** 0.0924

**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:**

YOUR FAMILY HOME LLC

**Primary Owner Address:**

3108 OLD DENTON RD STE 115-231  
CARROLLTON, TX 75007

**Deed Date:** 12/13/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222019169](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARELLANO GETSEMANI;ARELLANO KIMBERLY	12/7/2017	<a href="#">D217282556</a>		
PERFIT FINANCIAL INVESTMENTS INC	7/22/2016	<a href="#">D216174592</a>		
A&D REAL ESTATE HOLDING LLC	1/20/2016	<a href="#">D216013239</a>		
DAVIS BOBBY	7/25/1994	00116830001825	0011683	0001825
BLUE GRASS LEASING & DEV	7/22/1994	00116710001650	0011671	0001650
CROSS LESLEY M	4/12/1993	00111360000871	0011136	0000871
ARLINGTON SAVINGS ASSN	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	\$161,000	\$30,000	\$191,000	\$191,000
2024	\$161,000	\$30,000	\$191,000	\$191,000
2023	\$160,000	\$30,000	\$190,000	\$190,000
2022	\$121,048	\$5,000	\$126,048	\$126,048
2021	\$106,152	\$5,000	\$111,152	\$111,152
2020	\$106,152	\$5,000	\$111,152	\$111,152

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.