



Address: [7317 S COLONIAL DR](#)
City: FOREST HILL
Georeference: 17800-A-5
Subdivision: HERITAGE HEIGHTS ADDITION
Neighborhood Code: A1F020P

Latitude: 32.6474670113
Longitude: -97.2703041187
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 5

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: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 04767519

Site Name: HERITAGE HEIGHTS ADDITION-A-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,082

Percent Complete: 100%

Land Sqft^{*}: 3,717

Land Acres^{*}: 0.0853

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:

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	5/15/2018	D218104704		
PERFIT FINANCIAL INVESTMENTS INC	7/22/2016	D216174592		
A&D REAL ESTATE HOLDING LLC	1/20/2016	D216013239		
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 ⁺
2025	\$150,000	\$30,000	\$180,000	\$180,000
2024	\$150,000	\$30,000	\$180,000	\$180,000
2023	\$150,000	\$30,000	\$180,000	\$180,000
2022	\$112,500	\$5,000	\$117,500	\$117,500
2021	\$112,500	\$5,000	\$117,500	\$117,500
2020	\$128,274	\$5,000	\$133,274	\$133,274

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.