



Address: [7334 TRADITION DR](#)
City: FOREST HILL
Georeference: 17800-A-25
Subdivision: HERITAGE HEIGHTS ADDITION
Neighborhood Code: A1F020P

Latitude: 32.6468268449
Longitude: -97.2719019797
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 25

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: GRAY WINSTON & HART PLLC (12298)

Protest Deadline Date: 5/24/2024

Site Number: 04767721

Site Name: HERITAGE HEIGHTS ADDITION-A-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,266

Percent Complete: 100%

Land Sqft^{*}: 3,363

Land Acres^{*}: 0.0772

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:

COLONIAL PLACE LC

Primary Owner Address:

17 PACLAND ESTATES
CHESTERFIELD, MO 63005

Deed Date: 8/23/2021

Deed Volume:

Deed Page:

Instrument: [D221246175](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FH DUPLEX HOLDINGS LLC	11/20/2019	D219273402		
FORESTHILL REAL ESTATE HOLDINGS LLC	6/23/2017	D217148234 CWD		
NGUYEN CUONG;TRAN KIEU	6/23/2016	D216141584		
CONGTY TNHH LE KHANG LLC	11/9/2015	D215254884		
WADE JEANIE MAY	10/14/1994	00117600001842	0011760	0001842
DAVIS BOBBY	7/25/1994	00116830001828	0011683	0001828
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	\$95,000	\$30,000	\$125,000	\$125,000
2024	\$95,000	\$30,000	\$125,000	\$125,000
2023	\$95,000	\$30,000	\$125,000	\$125,000
2022	\$120,000	\$5,000	\$125,000	\$125,000
2021	\$124,700	\$5,000	\$129,700	\$129,700
2020	\$124,700	\$5,000	\$129,700	\$129,700

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.