



Address: [7326 TRADITION DR](#)
City: FOREST HILL
Georeference: 17800-A-29
Subdivision: HERITAGE HEIGHTS ADDITION
Neighborhood Code: A1F020P

Latitude: 32.6471640175
Longitude: -97.2718952738
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 29

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: 1984

Personal Property Account: N/A

Agent: GRAY WINSTON & HART PLLC (12298)

Protest Deadline Date: 5/24/2024

Site Number: 04767772

Site Name: HERITAGE HEIGHTS ADDITION-A-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,164

Percent Complete: 100%

Land Sqft^{*}: 3,857

Land Acres^{*}: 0.0885

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	2/27/2017	D217047943		
A&D REAL ESTATE HOLDING LLC	6/3/2016	D216141732		
BRUCALE RONALD	4/3/1991	00102240000930	0010224	0000930
SUNBELT SAVINGS ASSOC OF TX	7/7/1987	00097080001689	0009708	0001689
DANDSCO INC	11/13/1984	00080060001178	0008006	0001178
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	\$90,000	\$5,000	\$95,000	\$95,000
2024	\$65,000	\$30,000	\$95,000	\$95,000
2023	\$65,000	\$30,000	\$95,000	\$95,000
2022	\$90,000	\$5,000	\$95,000	\$95,000
2021	\$75,000	\$5,000	\$80,000	\$80,000
2020	\$79,719	\$5,000	\$84,719	\$84,719

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.