



**Address:** [7324 TRADITION DR](#)  
**City:** FOREST HILL  
**Georeference:** 17800-A-30  
**Subdivision:** HERITAGE HEIGHTS ADDITION  
**Neighborhood Code:** A1F020P

**Latitude:** 32.6472510691  
**Longitude:** -97.2718954046  
**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 30

**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:** 04767780

**Site Name:** HERITAGE HEIGHTS ADDITION-A-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,164

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,592

**Land Acres<sup>\*</sup>:** 0.0824

**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:**

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	<a href="#">D219273402</a>		
FORESTHILL REAL ESTATE HOLDINGS LLC	2/27/2017	<a href="#">D217047943</a>		
A&D REAL ESTATE HOLDING LLC	6/3/2016	<a href="#">D216141732</a>		
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 <sup>+</sup>
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	\$75,000	\$5,000	\$80,000	\$80,000

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.