



Address: [7031 ROVATO DR](#)
City: ARLINGTON
Georeference: 10884-7-15
Subdivision: EDEN GARDENS ADDITION
Neighborhood Code: 1M020C

Latitude: 32.630623426
Longitude: -97.1209758237
TAD Map: 2114-348
MAPSCO: TAR-110M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDEN GARDENS ADDITION
Block 7 Lot 15

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 1999
Personal Property Account: N/A
Agent: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 07112211
Site Name: EDEN GARDENS ADDITION-7-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,575
Percent Complete: 100%
Land Sqft^{*}: 5,120
Land Acres^{*}: 0.1175
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:
AH4R PROPERTIES TWO LLC
Primary Owner Address:
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

Deed Date: 5/9/2022
Deed Volume:
Deed Page:
Instrument: [D222124190](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRECKENRIDGE PROPERTY FUND 2016 LLC	3/28/2022	D222080297		
WALKER PAULETTE R	3/9/1999	00137240000074	0013724	0000074
CHOICE HOMES TEXAS INC	12/15/1998	00135650000530	0013565	0000530
M R DEVELOPMENT CORP	1/1/1997	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	\$157,280	\$45,000	\$202,280	\$202,280
2024	\$200,090	\$45,000	\$245,090	\$245,090
2023	\$252,585	\$45,000	\$297,585	\$297,585
2022	\$189,074	\$35,000	\$224,074	\$192,939
2021	\$140,399	\$35,000	\$175,399	\$175,399
2020	\$140,399	\$35,000	\$175,399	\$175,399

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.