

Tarrant Appraisal District

Property Information | PDF

Account Number: 41304713

Address: 7301 VALENCIA GROVE CT

City: FORT WORTH

Georeference: 34499-BR2-22

Subdivision: RIVER HILLS II ADDITION

Neighborhood Code: 4R020F

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

PROPERTY DATA

Legal Description: RIVER HILLS II ADDITION Block

BR2 Lot 22

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: A

Year Built: 2010 Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 41304713

Site Name: RIVER HILLS II ADDITION-BR2-22 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,786
Percent Complete: 100%

Latitude: 32.6673263728

TAD Map: 2018-360 **MAPSCO:** TAR-088T

Longitude: -97.4289528077

Land Sqft*: 6,098 Land Acres*: 0.1399

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 3/27/2015
ADS PADS LLC

Primary Owner Address:

6705 WINDWOOD TR

Deed Volume:

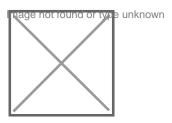
Deed Page:

FORT WORTH, TX 76132 Instrument: <u>D215083818</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARNELL BRIAN	6/11/2010	D210145240	0000000	0000000
ASHTON DALLAS RESIDENTIAL LLC	1/1/2007	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$271,800	\$105,000	\$376,800	\$376,800
2024	\$325,100	\$105,000	\$430,100	\$430,100
2023	\$361,600	\$105,000	\$466,600	\$466,600
2022	\$301,599	\$95,001	\$396,600	\$396,600
2021	\$301,600	\$95,000	\$396,600	\$396,600
2020	\$301,600	\$95,000	\$396,600	\$396,600

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.