



Address: [7301 VALENCIA GROVE CT](#)
City: FORT WORTH
Georeference: 34499-BR2-22
Subdivision: RIVER HILLS II ADDITION
Neighborhood Code: 4R020F

Latitude: 32.6673263728
Longitude: -97.4289528077
TAD Map: 2018-360
MAPSCO: TAR-088T



Google Map or type unknown

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%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
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:

ADS PADS LLC

Primary Owner Address:

6705 WINDWOOD TR
FORT WORTH, TX 76132

Deed Date: 3/27/2015

Deed Volume:

Deed Page:

Instrument: [D215083818](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARNELL BRIAN	6/11/2010	D210145240	0000000	0000000
ASHTON DALLAS RESIDENTIAL LLC	1/1/2007	0000000000000000	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	\$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.

+ 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.