



**Address:** [7308 VALENCIA GROVE CT](#)  
**City:** FORT WORTH  
**Georeference:** 34499-BR2-25  
**Subdivision:** RIVER HILLS II ADDITION  
**Neighborhood Code:** 4R020F

**Latitude:** 32.6668661069  
**Longitude:** -97.4286832458  
**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 25

**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:** GILL DENSON & COMPANY LLC (12107)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41304756

**Site Name:** RIVER HILLS II ADDITION-BR2-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,458

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**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:**

IRELAND TAKAKO H  
IRELAND EDWARD J

**Primary Owner Address:**

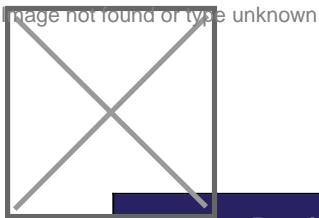
7308 VALENCIA GROCE CT  
FORT WORTH, TX 76132

**Deed Date:** 9/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220229538](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRICE KELLY L;PRICE REBECCA L	3/16/2015	<a href="#">D215052320</a>		
COSCIA ANA P	8/24/2010	<a href="#">D210209972</a>	0000000	0000000
ASHTON DALLAS RESIDENTIAL LLC	1/1/2007	000000000000000	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	\$303,000	\$105,000	\$408,000	\$408,000
2024	\$367,500	\$105,000	\$472,500	\$472,500
2023	\$379,918	\$105,000	\$484,918	\$449,280
2022	\$337,378	\$95,000	\$432,378	\$408,436
2021	\$276,305	\$95,000	\$371,305	\$371,305
2020	\$277,569	\$95,000	\$372,569	\$372,569

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

- HOMESTEAD GENERAL 11.13(b)

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.