



**Address:** [7104 AVES ST](#)  
**City:** FORT WORTH  
**Georeference:** 41246-R-2  
**Subdivision:** TALON HILL ADDN  
**Neighborhood Code:** 2N400P

**Latitude:** 32.8727610589  
**Longitude:** -97.4430163204  
**TAD Map:** 2012-436  
**MAPSCO:** TAR-031R



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** TALON HILL ADDN Block R Lot 2

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** A  
**Year Built:** 2021  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800057974  
**Site Name:** TALON HILL ADDN Block R Lot 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,778  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,068  
**Land Acres<sup>\*</sup>:** 0.3000  
**Pool:** Y

<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:**  
MYERS JASON  
MYERS CAROLINE  
**Primary Owner Address:**  
7104 AVES ST  
FORT WORTH, TX 76179

**Deed Date:** 7/15/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221206021](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	12/10/2020	<a href="#">D220328339</a>		



## VALUES

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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	\$448,829	\$100,000	\$548,829	\$548,829
2024	\$448,829	\$100,000	\$548,829	\$548,829
2023	\$509,233	\$85,000	\$594,233	\$548,524
2022	\$386,385	\$85,000	\$471,385	\$471,385
2021	\$0	\$59,500	\$59,500	\$59,500
0	\$0	\$0	\$0	\$0

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

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- 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.