



**Address:** [7112 AVES ST](#)  
**City:** FORT WORTH  
**Georeference:** 41246-R-4  
**Subdivision:** TALON HILL ADDN  
**Neighborhood Code:** 2N400P

**Latitude:** 32.8725675792  
**Longitude:** -97.4434548741  
**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 4

**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:** 800057978

**Site Name:** TALON HILL ADDN Block R Lot 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,562

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,800

**Land Acres<sup>\*</sup>:** 0.2250

**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:**

SOWINSKI CODY DANIEL  
SOWINSKI SYAZWANI

**Primary Owner Address:**

7112 AVES ST  
FORT WORTH, TX 76179

**Deed Date:** 9/30/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222240642](#)

| Previous Owners                              | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| REYES ANTHONY FONSECA;RIVERA VALERIA MORALES | 5/28/2021  | <a href="#">D221156075</a> |             |           |
| GHHB TALON HILL LLC                          | 12/10/2020 | <a href="#">D220328513</a> |             |           |

## 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 | \$392,770          | \$100,000   | \$492,770    | \$492,770                    |
| 2024 | \$392,770          | \$100,000   | \$492,770    | \$492,770                    |
| 2023 | \$449,041          | \$85,000    | \$534,041    | \$534,041                    |
| 2022 | \$359,500          | \$85,000    | \$444,500    | \$444,500                    |
| 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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 50 to 69 PCT 11.22

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.