



Address: [7136 AVES ST](#)
City: FORT WORTH
Georeference: 41246-R-10
Subdivision: TALON HILL ADDN
Neighborhood Code: 2N400P

Latitude: 32.8720623564
Longitude: -97.4447505502
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 10

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: 2020

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$517,050

Protest Deadline Date: 5/24/2024

Site Number: 800057980
Site Name: TALON HILL ADDN Block R Lot 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,772
Percent Complete: 100%
Land Sqft^{*}: 13,939
Land Acres^{*}: 0.3200
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:

DUCTAN ROCKY JUNIOR
DUCTAN ERIKA BEVERLY

Primary Owner Address:

7136 AVES ST
FORT WORTH, TX 76179

Deed Date: 7/30/2024
Deed Volume:
Deed Page:
Instrument: [D224135410](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ONEAL JOSHUA TAYLOR;ONEAL MICHELLE MARIE	3/5/2021	D221060361		
GHHB TALON HILL LLC	10/22/2020	D220279142		

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	\$417,050	\$100,000	\$517,050	\$517,050
2024	\$417,050	\$100,000	\$517,050	\$517,050
2023	\$477,195	\$85,000	\$562,195	\$516,726
2022	\$384,751	\$85,000	\$469,751	\$469,751
2021	\$209,536	\$85,000	\$294,536	\$294,536
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)

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.