

# Tarrant Appraisal District Property Information | PDF Account Number: 42691344

### Address: 7121 AVES ST

City: FORT WORTH Georeference: 41246-T-11 Subdivision: TALON HILL ADDN Neighborhood Code: 2N400P

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

### PROPERTY DATA

Legal Description: TALON HILL ADDN Block T Lot 11

#### 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: HOME TAX SHIELD (12108) Protest Deadline Date: 5/24/2024 Latitude: 32.8719566394 Longitude: -97.4435469302 TAD Map: 2012-436 MAPSCO: TAR-031R



Site Number: 800058000 Site Name: TALON HILL ADDN Block T Lot 11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,490 Percent Complete: 100% Land Sqft<sup>\*</sup>: 9,450 Land Acres<sup>\*</sup>: 0.2169 Pool: N

+++ Rounded.

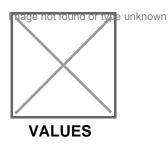
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

### Current Owner: LAPOTEN AUSTIN J LAPOTEN BRITTANY L

Primary Owner Address: 7121 AVES ST FORT WORTH, TX 76179 Deed Date: 7/17/2023 Deed Volume: Deed Page: Instrument: D223125648

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLANCE EDITH COLEMAN; BALLANCE HENRY	2/25/2022	D222053901		
GHHB TALON HILL LLC	3/26/2021	D221086907		



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$510,660	\$100,000	\$610,660	\$610,660
2024	\$510,660	\$100,000	\$610,660	\$610,660
2023	\$565,738	\$85,000	\$650,738	\$650,738
2022	\$455,825	\$85,000	\$540,825	\$540,825
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**

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.