



**Address:** [7313 MANTLE RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 41246-R-18  
**Subdivision:** TALON HILL ADDN  
**Neighborhood Code:** 2N400P

**Latitude:** 32.869988144  
**Longitude:** -97.4426050465  
**TAD Map:** 2012-436  
**MAPSCO:** TAR-032S



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 18

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
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:** 800058063

**Site Name:** TALON HILL ADDN Block R Lot 18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,038

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,326

**Land Acres<sup>\*</sup>:** 0.2600

**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:**

GARCIA JIMMY

GARCIA RENEE

**Primary Owner Address:**

7313 MANTLE RIDGE DR  
FORT WORTH, TX 76179

**Deed Date:** 7/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221207067](#)

## 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	\$487,819	\$100,000	\$587,819	\$587,819
2024	\$487,819	\$100,000	\$587,819	\$587,819
2023	\$553,104	\$85,000	\$638,104	\$588,566
2022	\$422,787	\$85,000	\$507,787	\$507,787
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)

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.