



**Address:** [7213 MANTLE RIDGE DR](#)  
**City:** FORT WORTH  
**Georeference:** 41246-R-24  
**Subdivision:** TALON HILL ADDN  
**Neighborhood Code:** 2N400P

**Latitude:** 32.8687773827  
**Longitude:** -97.443639076  
**TAD Map:** 2012-436  
**MAPSCO:** TAR-031V



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 24

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800058074  
**Site Name:** TALON HILL ADDN Block R Lot 24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,824  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,800  
**Land Acres<sup>\*</sup>:** 0.1791  
**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:**  
BIRINYI JOSHUA KENNETH  
**Primary Owner Address:**  
9061 QUARRY HILL CT  
FORT WORTH, TX 76179

**Deed Date:** 9/28/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223176891](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	10/17/2022	<a href="#">D222251499</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	\$427,152	\$100,000	\$527,152	\$527,152
2024	\$427,152	\$100,000	\$527,152	\$527,152
2023	\$211,374	\$85,000	\$296,374	\$296,374
2022	\$0	\$59,500	\$59,500	\$59,500
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

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.