

## LOCATION

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**Address:** [7336 TRADITION DR](#)  
**City:** FOREST HILL  
**Georeference:** 17800-A-24  
**Subdivision:** HERITAGE HEIGHTS ADDITION  
**Neighborhood Code:** A1F020P

**Latitude:** 32.6467414816  
**Longitude:** -97.2719063398  
**TAD Map:** 2066-356  
**MAPSCO:** TAR-106C



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** HERITAGE HEIGHTS ADDITION  
Block A Lot 24

**Jurisdictions:**

CITY OF FOREST HILL (010)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EVERMAN ISD (904)

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04767713

**Site Name:** HERITAGE HEIGHTS ADDITION-A-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,368

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,373

**Land Acres<sup>\*</sup>:** 0.0774

**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

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**Current Owner:**

COLONIAL PLACE LC

**Primary Owner Address:**

17 PACLAND ESTATES  
CHESTERFIELD, MO 63005

**Deed Date:** 8/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221246175](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FH DUPLEX HOLDINGS LLC	11/20/2019	<a href="#">D219273402</a>		
FORESTHILL REAL ESTATE HOLDINGS LLC	11/22/2017	<a href="#">D217288285</a>		
NGUYEN CUONG;TRAN KIEU	6/23/2016	<a href="#">D216141584</a>		
CONGTY TNHH LE KHANG LLC	11/9/2015	<a href="#">D215254884</a>		
WADE JEANIE MAY	10/14/1994	00117600001842	0011760	0001842
DAVIS BOBBY	7/25/1994	00116830001828	0011683	0001828
BLUE GRASS LEASING & DEV	7/22/1994	00116710001650	0011671	0001650
CROSS LESLEY M	4/12/1993	00111360000871	0011136	0000871
ARLINGTON SAVINGS ASSN	12/31/1900	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$97,000	\$30,000	\$127,000	\$127,000
2023	\$97,000	\$30,000	\$127,000	\$127,000
2022	\$122,000	\$5,000	\$127,000	\$127,000
2021	\$112,130	\$5,000	\$117,130	\$117,130
2020	\$112,130	\$5,000	\$117,130	\$117,130

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.