

## LOCATION

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**Address:** [7317 HERITAGE OAKS DR](#)

**City:** TARRANT COUNTY

**Georeference:** 18523-1-2

**Subdivision:** HILLTOP RANCH

**Neighborhood Code:** 1A030J

**Latitude:** 32.5862362103

**Longitude:** -97.2067720387

**TAD Map:** 2090-332

**MAPSCO:** TAR-122F



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:** HILLTOP RANCH Block 1 Lot 2

**Jurisdictions:**

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40846954

**Site Name:** HILLTOP RANCH-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,790

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,995

**Land Acres<sup>\*</sup>:** 1.0100

**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

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**Current Owner:**

AMH RESIDENTIAL LLC

**Primary Owner Address:**

7303 TIDAL TR

ARLINGTON, TX 76016

**Deed Date:** 11/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224206437](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRASS KEY CUSTOM BUILDERS INC	6/21/2013	<a href="#">D213164139</a>	0000000	0000000
JAMES DEBRA	4/26/2011	<a href="#">D211101099</a>	0000000	0000000
OAKS AT HILLTOP RANCH LTD	8/5/2008	<a href="#">D208318596</a>	0000000	0000000
GRIFFIN JAMES;GRIFFIN REBECCA	7/26/2006	<a href="#">D206252041</a>	0000000	0000000
TRI-CASTLE ENTERPRISES LLC	11/18/2005	<a href="#">D205370065</a>	0000000	0000000
OAKS AT HILLTOP RANCH LTD	1/1/2005	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	\$1,358,830	\$95,500	\$1,454,330	\$1,454,330
2023	\$1,128,508	\$95,400	\$1,223,908	\$1,223,908
2022	\$1,163,180	\$60,200	\$1,223,380	\$1,223,380
2021	\$1,137,884	\$60,200	\$1,198,084	\$1,198,084
2020	\$1,008,489	\$60,200	\$1,068,689	\$1,068,689

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.