



## LOCATION

**Address:** [7117 AVES ST](#)  
**City:** FORT WORTH  
**Georeference:** 41246-T-12  
**Subdivision:** TALON HILL ADDN  
**Neighborhood Code:** 2N400P

**Latitude:** 32.8720632053  
**Longitude:** -97.4433157083  
**TAD Map:** 2012-436  
**MAPSCO:** TAR-031R



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 T Lot 12

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800057999  
**Site Name:** TALON HILL ADDN Block T Lot 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,477  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,197  
**Land Acres<sup>\*</sup>:** 0.2800  
**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:**

TCHAKOUNTE ALVINE

**Primary Owner Address:**

7117 AVES ST  
FORT WORTH, TX 76179

**Deed Date:** 2/10/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223033156](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHHB TALON HILL LLC	1/12/2022	<a href="#">D222014286</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	\$0	\$0	\$0	\$0
2024	\$510,195	\$100,000	\$610,195	\$610,195
2023	\$584,085	\$85,000	\$669,085	\$669,085
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

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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.