



LOCATION

Address: [6505 VALENCIA GROVE PASS](#)
City: FORT WORTH
Georeference: 34499-BR1-31
Subdivision: RIVER HILLS II ADDITION
Neighborhood Code: 4R020F

Latitude: 32.6662620983
Longitude: -97.4274854909
TAD Map: 2018-360
MAPSCO: TAR-088T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER HILLS II ADDITION Block
BR1 Lot 31

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41304365

Site Name: RIVER HILLS II ADDITION-BR1-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,242

Percent Complete: 100%

Land Sqft^{*}: 5,460

Land Acres^{*}: 0.1253

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

THAMAN KEVIN

THAMAN KIMBERLY

Primary Owner Address:

6505 VALENCIA GROVE PASS
FORT WORTH, TX 76132

Deed Date: 12/19/2022

Deed Volume:

Deed Page:

Instrument: [D222291471](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEORGE ASHTON TRAVIS;GEORGE JARED	8/14/2020	D220205249		
MANN HOWARD M;MANN SHERRY M	9/14/2018	D218206656		
RICHEY DANIEL S	2/25/2011	D211051307	0000000	0000000
ASHTON DALLAS RESIDENTIAL LLC	1/1/2007	000000000000000	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 ⁺
2025	\$475,071	\$105,000	\$580,071	\$580,071
2024	\$475,071	\$105,000	\$580,071	\$580,071
2023	\$477,274	\$105,000	\$582,274	\$582,274
2022	\$423,081	\$95,000	\$518,081	\$484,315
2021	\$345,286	\$95,000	\$440,286	\$440,286
2020	\$346,866	\$95,000	\$441,866	\$441,866

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.