



## LOCATION

**Address:** [6533 VALENCIA GROVE PASS](#)  
**City:** FORT WORTH  
**Georeference:** 34499-BR1-38  
**Subdivision:** RIVER HILLS II ADDITION  
**Neighborhood Code:** 4R020F

**Latitude:** 32.666042415  
**Longitude:** -97.4286474508  
**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 38

**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:** 2012

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41304454  
**Site Name:** RIVER HILLS II ADDITION-BR1-38  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,130  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,250  
**Land Acres<sup>\*</sup>:** 0.1205  
**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:**

MORRELL STEVEN G  
MORRELL SUSAN S

**Primary Owner Address:**

6533 VALENCIA GROVE PASS  
FORT WORTH, TX 76132-4320

**Deed Date:** 5/24/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212129291](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	1/1/2007	0000000000000000	0000000	0000000

## VALUES

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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	\$447,000	\$105,000	\$552,000	\$552,000
2024	\$447,000	\$105,000	\$552,000	\$552,000
2023	\$443,000	\$105,000	\$548,000	\$508,200
2022	\$414,228	\$95,000	\$509,228	\$462,000
2021	\$325,000	\$95,000	\$420,000	\$420,000
2020	\$325,000	\$95,000	\$420,000	\$420,000

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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- 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.