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Address: [7505 JEAN ANN DR](#)
City: NORTH RICHLAND HILLS
Georeference: 18810-12-16
Subdivision: HOLIDAY NORTH ADDITION
Neighborhood Code: 3M120C

Latitude: 32.848152862
Longitude: -97.2232321369
TAD Map: 2084-428
MAPSCO: TAR-052A



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

PROPERTY DATA

Legal Description: HOLIDAY NORTH ADDITION
Block 12 Lot 16

Jurisdictions:

- CITY OF N RICHLAND HILLS (018)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$226,453

Protest Deadline Date: 5/24/2024

Site Number: 01323334

Site Name: HOLIDAY NORTH ADDITION-12-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,560

Percent Complete: 100%

Land Sqft^{*}: 10,453

Land Acres^{*}: 0.2399

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:

FRAUSTO WANDA D

Primary Owner Address:

7505 JEAN ANN DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 4/11/2010

Deed Volume:

Deed Page:

Instrument: [D215263576](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRAUSTO J CARLOS	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 ⁺
2025	\$176,453	\$50,000	\$226,453	\$226,453
2024	\$176,453	\$50,000	\$226,453	\$222,341
2023	\$191,474	\$50,000	\$241,474	\$202,128
2022	\$148,753	\$35,000	\$183,753	\$183,753
2021	\$141,430	\$35,000	\$176,430	\$176,430
2020	\$161,364	\$35,000	\$196,364	\$171,520

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.