



**Address:** [7501 JEAN ANN DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 18810-12-17  
**Subdivision:** HOLIDAY NORTH ADDITION  
**Neighborhood Code:** 3M120C

**Latitude:** 32.8479243296  
**Longitude:** -97.2232589357  
**TAD Map:** 2084-428  
**MAPSCO:** TAR-052A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOLIDAY NORTH ADDITION  
Block 12 Lot 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1972

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01323342

**Site Name:** HOLIDAY NORTH ADDITION-12-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,562

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,002

**Land Acres<sup>\*</sup>:** 0.2525

**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:**

QUINTANILLA ARIEL  
QUINTANILLA CHRISTOPHER

**Primary Owner Address:**

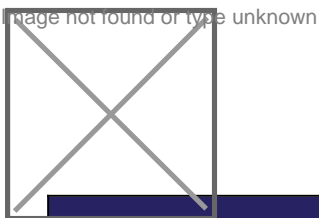
7501 JEAN ANN DR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 3/31/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220076442](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HASTY ENTERPRISES LLC	10/28/2019	<a href="#">D219249746</a>		
MYERS THE HOME BUYERS OF DALLAS LLC	10/28/2019	<a href="#">D219249740</a>		
ROSE JOSEPHINE	12/16/2012	2013-PR-00272-2		
ROSE JOSEPHINE;ROSE RICHARD EST	5/21/2010	<a href="#">D210148262</a>	0000000	0000000
WOODS DAVID A;WOODS JANE A	11/30/2001	00153160000175	0015316	0000175
REICHERT DONALD A	8/25/2000	00145000000185	0014500	0000185
SHEARER LAWRENCE;SHEARER SUZAN	1/24/1984	00077250000104	0007725	0000104
FRANK P STEWART	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 <sup>+</sup>
2025	\$107,246	\$50,000	\$157,246	\$157,246
2024	\$203,623	\$50,000	\$253,623	\$253,623
2023	\$252,140	\$50,000	\$302,140	\$252,034
2022	\$194,122	\$35,000	\$229,122	\$229,122
2021	\$183,029	\$35,000	\$218,029	\$218,029
2020	\$160,987	\$35,000	\$195,987	\$195,987

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.