



Address: [7825 MARY FRANCES LN](#)
City: NORTH RICHLAND HILLS
Georeference: 24510-C-12
Subdivision: LYNNCREST ADDITION
Neighborhood Code: 3H040X

Latitude: 32.8301663017
Longitude: -97.2102393387
TAD Map: 2084-420
MAPSCO: TAR-052K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LYNNCREST ADDITION Block C
Lot 12

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: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$216,582

Protest Deadline Date: 5/24/2024

Site Number: 01619853

Site Name: LYNNCREST ADDITION-C-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,280

Percent Complete: 100%

Land Sqft^{*}: 12,100

Land Acres^{*}: 0.2777

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:

MADISON TINA CAMILLE
MADISON GARY DONALD

Primary Owner Address:

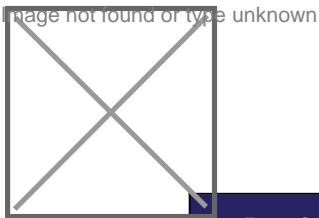
7825 MARY FRANCES LN
NORTH RICHLAND HILLS, TX 76180

Deed Date: 6/28/2023

Deed Volume:

Deed Page:

Instrument: [D223176642](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALKUP TINA C	9/16/1997	00129150000387	0012915	0000387
STEWART T LYNN EST	9/11/1997	00129150000383	0012915	0000383
STEWART T LYNN	12/31/1900	0000000000000000	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	\$163,432	\$53,150	\$216,582	\$178,292
2024	\$163,432	\$53,150	\$216,582	\$162,084
2023	\$161,548	\$53,150	\$214,698	\$147,349
2022	\$140,499	\$37,147	\$177,646	\$133,954
2021	\$113,385	\$20,000	\$133,385	\$121,776
2020	\$104,511	\$20,000	\$124,511	\$110,705

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.