



**Address:** [7017 LINCOLNSHIRE LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30130-1-22  
**Subdivision:** NORTH PARK ESTATES  
**Neighborhood Code:** 3M070A

**Latitude:** 32.8670015707  
**Longitude:** -97.232452986  
**TAD Map:** 2078-436  
**MAPSCO:** TAR-037V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTH PARK ESTATES Block 1  
Lot 22

**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:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01943766

**Site Name:** NORTH PARK ESTATES-1-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,417

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,118

**Land Acres<sup>\*</sup>:** 0.1863

**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:**

REYNOLDS RABURN

MENDOZA NAYELI

**Primary Owner Address:**

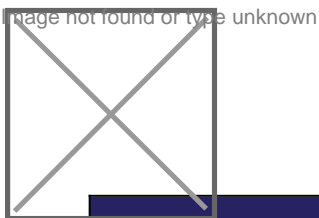
7017 LINCOLNSHIRE LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 4/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218094563](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER RHIANNON L	12/6/2012	<a href="#">D212315093</a>	0000000	0000000
ROSE AARON T	2/23/2005	<a href="#">D205064751</a>	0000000	0000000
STANLEY BARBARA;STANLEY JAMES	1/23/1998	00130560000127	0013056	0000127
SMITH SHERRI;SMITH THOMAS E JR	1/24/1991	00101580001704	0010158	0001704
OSMON SANDRA J;OSMON WILLIAM C	5/19/1987	00089500001559	0008950	0001559
FRY JULIE DAWSON	12/31/1900	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 <sup>+</sup>
2025	\$213,061	\$50,000	\$263,061	\$263,061
2024	\$213,061	\$50,000	\$263,061	\$263,061
2023	\$227,638	\$50,000	\$277,638	\$246,271
2022	\$195,970	\$28,000	\$223,970	\$223,883
2021	\$179,142	\$28,000	\$207,142	\$203,530
2020	\$157,027	\$28,000	\$185,027	\$185,027

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.