



**Address:** [7013 MANOR DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30170-7-13  
**Subdivision:** NORTH RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040H

**Latitude:** 32.8268320161  
**Longitude:** -97.2309182734  
**TAD Map:** 2078-420  
**MAPSCO:** TAR-051R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NORTH RICHLAND HILLS  
ADDITION Block 7 Lot 13

**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:** 1952

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$321,487

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

**Site Number:** 01956302

**Site Name:** NORTH RICHLAND HILLS ADDITION-7-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,896

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,490

**Land Acres<sup>\*</sup>:** 0.4933

**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:**

BAUERT LESLIE K  
BAUERT TRACI

**Primary Owner Address:**

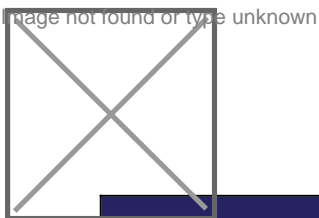
7013 MANOR DR  
FORT WORTH, TX 76180-8635

**Deed Date:** 5/1/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209119664](#)



| Previous Owners               | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------|------------|----------------|-------------|-----------|
| SMITH JEFFERY;SMITH KATHERINE | 6/21/2002  | 00157740000136 | 0015774     | 0000136   |
| STRONG CATHY;STRONG MICHAEL   | 4/26/2001  | 00148630000317 | 0014863     | 0000317   |
| MCQUARY DONALD LYNN           | 1/12/1996  | 00122350001165 | 0012235     | 0001165   |
| MCQUARY DIANNE;MCQUARY DON    | 3/30/1992  | 00105930001018 | 0010593     | 0001018   |
| GENERAL ELECTRIC MTG INS CORP | 2/13/1992  | 00105930001009 | 0010593     | 0001009   |
| FIRST WISCONSIN TRUST CO      | 9/3/1991   | 00103790001000 | 0010379     | 0001000   |
| BURGERS ARTHUR J              | 8/6/1985   | 00082700000775 | 0008270     | 0000775   |
| WM C HEDDEN JR                | 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 | \$254,252          | \$67,235    | \$321,487    | \$291,278                    |
| 2024 | \$254,252          | \$67,235    | \$321,487    | \$264,798                    |
| 2023 | \$248,590          | \$67,235    | \$315,825    | \$240,725                    |
| 2022 | \$222,785          | \$46,418    | \$269,203    | \$218,841                    |
| 2021 | \$216,667          | \$21,000    | \$237,667    | \$198,946                    |
| 2020 | \$191,528          | \$21,000    | \$212,528    | \$180,860                    |

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)
- DISABLED VET 50 to 69 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.