



Address: [6712 JOHN DR](#)
City: RICHLAND HILLS
Georeference: 34190-42-4
Subdivision: RICHLAND PARK ADDITION
Neighborhood Code: 3H040Y

Latitude: 32.8043187362
Longitude: -97.2374893682
TAD Map: 2078-412
MAPSCO: TAR-065C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND PARK ADDITION
Block 42 Lot 4

Jurisdictions:

CITY OF RICHLAND HILLS (020)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1956

Personal Property Account: N/A

Agent: REFUND ADVISORY CORP (00913)

Protest Deadline Date: 5/15/2025

Site Number: 02371022

Site Name: RICHLAND PARK ADDITION-42-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,166

Percent Complete: 100%

Land Sqft^{*}: 9,525

Land Acres^{*}: 0.2186

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:

WOOD NICOLAS M

Primary Owner Address:

6712 JOHN DR
RICHLAND HILLS, TX 76118

Deed Date: 10/5/2022

Deed Volume:

Deed Page:

Instrument: [D222243572](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOODALL CONNIE;WOODALL RICHARD	7/6/2000	00144240000135	0014424	0000135
BUBLY STEVEN EST	4/22/1986	00085230001151	0008523	0001151
BUBLY LISA M;BUBLY STEVEN G	12/31/1900	00075460001880	0007546	0001880
DE LASSUS BRUCE G	12/30/1900	00067370001792	0006737	0001792

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	\$165,569	\$47,625	\$213,194	\$213,194
2024	\$165,569	\$47,625	\$213,194	\$213,194
2023	\$164,958	\$47,625	\$212,583	\$212,583
2022	\$134,536	\$33,338	\$167,874	\$167,874
2021	\$123,913	\$14,000	\$137,913	\$137,913
2020	\$91,951	\$14,000	\$105,951	\$105,951

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.