



Address: [7200 WINNELL WAY](#)
City: NORTH RICHLAND HILLS
Georeference: 34230-25-1R
Subdivision: RICHLAND TERRACE ADDITION
Neighborhood Code: 3H040M

Latitude: 32.8344238329
Longitude: -97.2276874539
TAD Map: 2078-424
MAPSCO: TAR-051M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHLAND TERRACE
ADDITION Block 25 Lot 1R

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: 1957

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$304,352

Protest Deadline Date: 5/24/2024

Site Number: 02378221

Site Name: RICHLAND TERRACE ADDITION-25-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,872

Percent Complete: 100%

Land Sqft^{*}: 11,524

Land Acres^{*}: 0.2645

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:

TINSLEY LYNETTA A

Primary Owner Address:

7200 WINNELL WAY
FORT WORTH, TX 76180-8278

Deed Date: 5/15/2022

Deed Volume:

Deed Page:

Instrument: [D223154737](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHELPS RUSSELL;TINSLEY LYNETTA A	6/3/2011	D211131937	0000000	0000000
PHELPS GERALD LEE JR	1/23/2011	000000000000000	0000000	0000000
PHELPS GERALD LEE JR	12/7/2010	D210320551	0000000	0000000
PHELPS SELMA	11/11/2005	D210320550	0000000	0000000
PHELPS GERALD EST;PHELPS SELMA M	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 ⁺
2025	\$252,066	\$52,286	\$304,352	\$245,109
2024	\$252,066	\$52,286	\$304,352	\$222,826
2023	\$273,227	\$52,286	\$325,513	\$202,569
2022	\$227,157	\$36,531	\$263,688	\$184,154
2021	\$181,038	\$18,000	\$199,038	\$167,413
2020	\$160,958	\$18,000	\$178,958	\$152,194

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.