



**Address:** [7300 WINNELL WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-25-6R  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** 3H040M

**Latitude:** 32.8344235303  
**Longitude:** -97.2263192171  
**TAD Map:** 2084-424  
**MAPSCO:** TAR-051M



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

## PROPERTY DATA

**Legal Description:** RICHLAND TERRACE  
ADDITION Block 25 Lot 6R

**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:** \$295,000

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

**Site Number:** 02378299

**Site Name:** RICHLAND TERRACE ADDITION-25-6R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,265

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,290

**Land Acres<sup>\*</sup>:** 0.2132

**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:**

BURT ALAN

**Primary Owner Address:**

7300 WINNELL WAY  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 9/30/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216232591](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANUM GLENN	11/20/2013	<a href="#">DC</a>		
BRANUM GLENN;BRANUM PATRI EST	11/20/2008	<a href="#">D208440109</a>	0000000	0000000
HSBC BANK USA NA	7/1/2008	<a href="#">D208267058</a>	0000000	0000000
SAFFOLD SONIA;SAFFOLD TYRAN R	5/6/2005	<a href="#">D205143427</a>	0000000	0000000
NATIONAL STANDARD INV CORP	4/16/2003	00166820000213	0016682	0000213
VASQUEZ PETER	10/30/1998	00134910000316	0013491	0000316
SEC OF HUD	1/23/1998	00130570000146	0013057	0000146
NATIONSBANC MORTGAGE CORP	11/4/1997	00129780000180	0012978	0000180
MCNEAL MARION;MCNEAL RICKY	4/30/1996	00123540001810	0012354	0001810
FRANZ RICHARD H	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	\$248,550	\$46,450	\$295,000	\$291,900
2024	\$248,550	\$46,450	\$295,000	\$265,364
2023	\$278,550	\$46,450	\$325,000	\$241,240
2022	\$245,844	\$32,515	\$278,359	\$219,309
2021	\$195,746	\$18,000	\$213,746	\$199,372
2020	\$174,006	\$18,000	\$192,006	\$181,247

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)

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## Tarrant Appraisal District Property Information | PDF

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.