



**Address:** [7312 WINNELL WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-25-9R  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** 3H040M

**Latitude:** 32.8344204039  
**Longitude:** -97.2255182809  
**TAD Map:** 2084-424  
**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 9R

**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

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

**Site Number:** 02378329

**Site Name:** RICHLAND TERRACE ADDITION-25-9R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,494

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,242

**Land Acres<sup>\*</sup>:** 0.2121

**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:**

HOSKINS HOLLY

FUENTES JUAN

**Primary Owner Address:**

7312 WINNELL WAY  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 7/27/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222205899](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUR COURTNEY L;BAUR KENDALL M	11/28/2016	<a href="#">D217059034</a>		
PORTER MELISSA;PORTER TAYLOR	1/27/2016	<a href="#">D216018223</a>		
HOPE LENA L	4/28/1987	000000000000000	0000000	0000000
HOPE JOHN W	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	\$257,590	\$46,210	\$303,800	\$303,800
2024	\$257,590	\$46,210	\$303,800	\$303,800
2023	\$277,146	\$46,210	\$323,356	\$323,356
2022	\$231,849	\$32,347	\$264,196	\$219,165
2021	\$186,859	\$18,000	\$204,859	\$199,241
2020	\$172,719	\$18,000	\$190,719	\$181,128

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.