



Address: [7316 WINNELL WAY](#)
City: NORTH RICHLAND HILLS
Georeference: 34230-25-10R
Subdivision: RICHLAND TERRACE ADDITION
Neighborhood Code: 3H040M

Latitude: 32.8344190384
Longitude: -97.2252513243
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 10R

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: 02378337
Site Name: RICHLAND TERRACE ADDITION-25-10R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,467
Percent Complete: 100%
Land Sqft^{*}: 9,273
Land Acres^{*}: 0.2128
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:
NGUYEN MY-TRANG THI
Primary Owner Address:
7316 WINNELL WAY
NORTH RICHLAND HILLS, TX 76180

Deed Date: 7/25/2022
Deed Volume:
Deed Page:
Instrument: [D222186338](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TKJSS INVESTMENT INC	3/22/2022	D222077345		
PERKINS MERLINA G	11/30/2011	D211299711	0000000	0000000
PERKINS FAY E	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	\$195,287	\$46,365	\$241,652	\$241,652
2024	\$195,287	\$46,365	\$241,652	\$241,652
2023	\$168,635	\$46,365	\$215,000	\$215,000
2022	\$176,262	\$32,456	\$208,718	\$208,718
2021	\$140,981	\$18,000	\$158,981	\$158,981
2020	\$125,422	\$18,000	\$143,422	\$143,422

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

There are no exemptions for this property

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.