



**Address:** [7320 WINNELL WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-25-11R  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** 3H040M

**Latitude:** 32.8344178729  
**Longitude:** -97.2249840724  
**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 11R

**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:** 02378345  
**Site Name:** RICHLAND TERRACE ADDITION-25-11R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,842  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,249  
**Land Acres<sup>\*</sup>:** 0.2123  
**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:**  
FITZGERALD JOSHUA RYAN  
**Primary Owner Address:**  
7320 WINNELL WAY  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 3/24/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223049649](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAYLES ARLENE SAYLES;SAYLES RONALD	8/30/2010	<a href="#">D210212111</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	8/3/2010	<a href="#">D210189353</a>	0000000	0000000
COLLEY CHARLES;COLLEY DEBORAH	7/18/2007	<a href="#">D207253854</a>	0000000	0000000
MOODY DORA LEATH	7/10/2002	000000000000000	0000000	0000000
MOODY DORA;MOODY GARTH EST	12/31/1900	00057250000316	0005725	0000316

## 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	\$250,369	\$46,245	\$296,614	\$296,614
2024	\$250,369	\$46,245	\$296,614	\$296,614
2023	\$219,914	\$46,245	\$266,159	\$266,159
2022	\$184,697	\$32,372	\$217,069	\$217,069
2021	\$149,442	\$18,000	\$167,442	\$167,442
2020	\$133,215	\$18,000	\$151,215	\$151,215

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.