



Address: [7324 WINNELL WAY](#)
City: NORTH RICHLAND HILLS
Georeference: 34230-25-12R
Subdivision: RICHLAND TERRACE ADDITION
Neighborhood Code: 3H040M

Latitude: 32.8344166848
Longitude: -97.2247172956
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 12R

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: \$271,380
Protest Deadline Date: 5/24/2024

Site Number: 02378353
Site Name: RICHLAND TERRACE ADDITION-25-12R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,583
Percent Complete: 100%
Land Sqft^{*}: 9,237
Land Acres^{*}: 0.2120
Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BRUSH JAMES R
BRUSH TINA S
Primary Owner Address:
7324 WINNELL WAY
FORT WORTH, TX 76180-8204

Deed Date: 8/12/1986
Deed Volume: 0008649
Deed Page: 0000172
Instrument: 00086490000172

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS CAROLYN I;WILLIAMS DOIL E	12/31/1900	00072420000721	0007242	0000721



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	\$225,195	\$46,185	\$271,380	\$238,107
2024	\$225,195	\$46,185	\$271,380	\$216,461
2023	\$242,252	\$46,185	\$288,437	\$196,783
2022	\$200,180	\$32,330	\$232,510	\$178,894
2021	\$163,069	\$18,000	\$181,069	\$162,631
2020	\$146,720	\$18,000	\$164,720	\$147,846

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.