



Address: [7313 WINNELL WAY](#)
City: NORTH RICHLAND HILLS
Georeference: 34230-26-20R
Subdivision: RICHLAND TERRACE ADDITION
Neighborhood Code: 3H040M

Latitude: 32.8348706991
Longitude: -97.2254182331
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 26 Lot 20R

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: 02378582

Site Name: RICHLAND TERRACE ADDITION-26-20R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,950

Percent Complete: 100%

Land Sqft^{*}: 9,304

Land Acres^{*}: 0.2135

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:

CASAREZ ROWLAND

TORRES CRYSTAL

Primary Owner Address:

7313 WINNELL WAY
NORTH RICHLAND HILLS, TX 76180

Deed Date: 7/23/2021

Deed Volume:

Deed Page:

Instrument: [D221214860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATTON GROUP LLC	7/10/2020	D220174693		
BACK 9 CAPITAL LLC SERIES 3024	5/2/2019	D219097072		
FROG REI PROPERTIES INC	5/2/2019	D219095776		
SWEATT GARY LYNN;THOMAS KATHY MARIE	3/13/2017	D219095775		
SWEATT DONALD	6/3/1988	000000000000000	0000000	0000000
SWEATT DONALD F;SWEATT MARY	12/1/1960	00035080000306	0003508	0000306

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	\$233,480	\$46,520	\$280,000	\$280,000
2024	\$233,480	\$46,520	\$280,000	\$280,000
2023	\$280,915	\$46,520	\$327,435	\$293,130
2022	\$233,918	\$32,564	\$266,482	\$266,482
2021	\$186,870	\$18,000	\$204,870	\$204,870
2020	\$166,212	\$18,000	\$184,212	\$184,212

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.