



**Address:** [7305 WINNELL WAY](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-26-22R  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** 3H040M

**Latitude:** 32.8348731083  
**Longitude:** -97.2259395772  
**TAD Map:** 2084-424  
**MAPSCO:** TAR-051M



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RICHLAND TERRACE  
ADDITION Block 26 Lot 22R

**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:** ROBERT OLA COMPANY LLC dba OLA TAX (600955)

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

**Site Number:** 02378604

**Site Name:** RICHLAND TERRACE ADDITION-26-22R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,500

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,163

**Land Acres<sup>\*</sup>:** 0.2103

<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:**

DIAZ ENRIQUE J

**Primary Owner Address:**

915 WISE ST  
KELLER, TX 76248-8740

**Deed Date:** 2/7/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211033950](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCS REAL ESTATE LLC	5/4/2010	<a href="#">D210108681</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	1/5/2010	<a href="#">D210004865</a>	0000000	0000000
JEWELL LAURIE L	7/25/2006	<a href="#">D206241550</a>	0000000	0000000
WELLS FARGO BANK N A	3/7/2006	<a href="#">D206077592</a>	0000000	0000000
SFJV-2003-1 LLC	12/6/2005	<a href="#">D205367663</a>	0000000	0000000
WOODARD ANDREA;WOODARD WM	7/31/2003	<a href="#">D203292185</a>	0017046	0000005
HARRIS MARY L	7/17/2000	00144350000059	0014435	0000059
YINGST TODD S	1/10/1996	00122330001839	0012233	0001839
AYERS GARY;AYERS TERI A	8/20/1986	00086570000409	0008657	0000409
ASCUE GLADYS	12/31/1900	00063130000031	0006313	0000031

## 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	\$179,085	\$45,815	\$224,900	\$224,900
2024	\$189,185	\$45,815	\$235,000	\$235,000
2023	\$187,185	\$45,815	\$233,000	\$233,000
2022	\$158,199	\$32,070	\$190,269	\$190,269
2021	\$122,000	\$18,000	\$140,000	\$140,000
2020	\$122,000	\$18,000	\$140,000	\$140,000

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

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## Tarrant Appraisal District Property Information | PDF

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.