



**Address:** [7309 OAKLAND LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-28-22R  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** 3H040M

**Latitude:** 32.8356424506  
**Longitude:** -97.2256629003  
**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 28 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:** 1958

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$241,593

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

**Site Number:** 02379074

**Site Name:** RICHLAND TERRACE ADDITION-28-22R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,248

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,380

**Land Acres<sup>\*</sup>:** 0.2153

**Pool:** N

<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:**

MARTINEZ LEOPOLDO CARDIEL  
FLINK TARYN

**Primary Owner Address:**

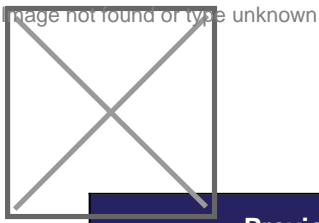
7309 OAKLAND LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 8/26/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220213954](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TREEHOUSE FINANCIAL LLC	3/20/2020	<a href="#">D220068322</a>		
NANAVUT INVESTMENTS LLC	1/15/2020	<a href="#">D220014851</a>		
SULLIVAN ANNIE BETH	8/2/1967	00131380000151	0013138	0000151
SULLIVAN ANNIE;SULLIVAN DWIGHT L	12/31/1900	00041200000646	0004120	0000646

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	\$194,693	\$46,900	\$241,593	\$241,593
2024	\$194,693	\$46,900	\$241,593	\$237,423
2023	\$241,456	\$46,900	\$288,356	\$215,839
2022	\$200,779	\$32,830	\$233,609	\$196,217
2021	\$160,379	\$18,000	\$178,379	\$178,379
2020	\$115,194	\$18,000	\$133,194	\$115,957

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.