



**Address:** [7217 OAKLAND LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 34230-28-25R  
**Subdivision:** RICHLAND TERRACE ADDITION  
**Neighborhood Code:** 3H040M

**Latitude:** 32.8356461386  
**Longitude:** -97.2264553992  
**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 25R

**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:** None

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

**Site Number:** 02379104

**Site Name:** RICHLAND TERRACE ADDITION-28-25R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,470

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,389

**Land Acres<sup>\*</sup>:** 0.2155

**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:**

SEHER STEVEN J

**Primary Owner Address:**

7217 OAKLAND LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 1/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222023939](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUE EDEN LLC	10/12/2021	<a href="#">D221299269</a>		
VAUGHAN CINDY SUE	7/25/1988	00093650000350	0009365	0000350
VAUGHAN ALTON J	12/31/1900	00000000000000	0000000	0000000



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	\$196,252	\$46,945	\$243,197	\$243,197
2024	\$196,252	\$46,945	\$243,197	\$243,197
2023	\$212,498	\$46,945	\$259,443	\$259,443
2022	\$177,138	\$32,862	\$210,000	\$210,000
2021	\$141,894	\$18,000	\$159,894	\$142,965
2020	\$126,258	\$18,000	\$144,258	\$129,968

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.