



**Address:** [7121 DOUGLAS LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 38890--6A  
**Subdivision:** SMITH ADDITION (N R H)  
**Neighborhood Code:** 3M030A

**Latitude:** 32.8784227542  
**Longitude:** -97.2264055399  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-037R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SMITH ADDITION (N R H) Lot 6A

**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:** 1971

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$470,603

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

**Site Number:** 02774992

**Site Name:** SMITH ADDITION (N R H)-6A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,030

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 80,586

**Land Acres<sup>\*</sup>:** 1.8500

**Pool:** Y

<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:**

DOWNING JOSHUA S  
DOWNING MEGAN A

**Primary Owner Address:**

7121 DOUGLAS LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 7/23/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224129506](#)

| Previous Owners                   | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------|-------------|-----------|
| SMITH PEGGY L                     | 4/19/1996  | 00123600000030 | 0012360     | 0000030   |
| SMITH PEGGY L;SMITH ROBERT GOLDEN | 10/19/1988 | 00094130000732 | 0009413     | 0000732   |
| TAYLOR C EDWARD;TAYLOR EILEEN     | 4/8/1986   | 00085260000212 | 0008526     | 0000212   |
| BEENE COLLEEN                     | 7/12/1985  | 00082420002106 | 0008242     | 0002106   |
| ROBERT J BEENE                    | 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 | \$126,250          | \$313,750   | \$440,000    | \$440,000                    |
| 2024 | \$156,853          | \$313,750   | \$470,603    | \$319,029                    |
| 2023 | \$195,949          | \$313,750   | \$509,699    | \$290,026                    |
| 2022 | \$135,018          | \$313,750   | \$448,768    | \$263,660                    |
| 2021 | \$91,875           | \$208,125   | \$300,000    | \$239,691                    |
| 2020 | \$133,685          | \$166,315   | \$300,000    | \$217,901                    |

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.