



**Address:** [7008 OAKLAND LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39230-16-3  
**Subdivision:** SNOW HEIGHTS ADDITION  
**Neighborhood Code:** 3H040L

**Latitude:** 32.8352984934  
**Longitude:** -97.2323689634  
**TAD Map:** 2078-424  
**MAPSCO:** TAR-051M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SNOW HEIGHTS ADDITION  
Block 16 Lot 3

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1960

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$307,256

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

**Site Number:** 02789914

**Site Name:** SNOW HEIGHTS ADDITION-16-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,893

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,062

**Land Acres<sup>\*</sup>:** 0.2310

**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:**

RITCHIE ANDREW  
RITCHIE CATHRYN

**Primary Owner Address:**

7008 OAKLAND LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 5/7/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224080321](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YETTER CATHY E	9/28/2018	233-643144-18		
RUSSELL CATHY E	5/30/2017	<a href="#">D217126602</a>		
YETTER HALLIE SPOON	9/18/2003	<a href="#">D207407320</a>	0000000	0000000
YETTER CHARLES EST;YETTER HALLIE	12/31/1900	00047750000821	0004775	0000821

## 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	\$257,162	\$50,094	\$307,256	\$307,256
2024	\$257,162	\$50,094	\$307,256	\$305,890
2023	\$265,005	\$50,094	\$315,099	\$278,082
2022	\$217,784	\$35,018	\$252,802	\$252,802
2021	\$198,726	\$24,000	\$222,726	\$222,726
2020	\$168,307	\$24,000	\$192,307	\$192,307

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.