



Address: [7012 OAKLAND LN](#)
City: NORTH RICHLAND HILLS
Georeference: 39230-16-4
Subdivision: SNOW HEIGHTS ADDITION
Neighborhood Code: 3H040L

Latitude: 32.8352965715
Longitude: -97.2321092185
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 4

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: \$282,546

Protest Deadline Date: 5/24/2024

Site Number: 02789922

Site Name: SNOW HEIGHTS ADDITION-16-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,714

Percent Complete: 100%

Land Sqft^{*}: 10,062

Land Acres^{*}: 0.2310

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

POLLARD DEREK
POLLARD TERRI

Primary Owner Address:

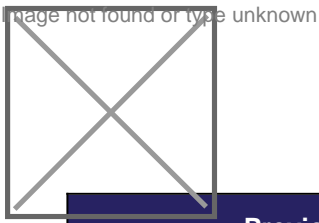
7012 OAKLAND LN
NORTH RICHLAND HILLS, TX 76180-7970

Deed Date: 2/15/2002

Deed Volume: 0015480

Deed Page: 0000231

Instrument: 00154800000231



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YORK JERRY;YORK PATSY	10/21/1996	00125570000952	0012557	0000952
PANAYI MICHAEL N	6/29/1990	00099690001363	0009969	0001363
LOMAS MORTGAGE USA INC	3/8/1990	00098710001702	0009871	0001702
SECRETARY OF HUD	3/7/1990	00098760002368	0009876	0002368
FREEMAN CHARLES JR;FREEMAN PAULA	12/19/1985	00084030001053	0008403	0001053
WELLS HORACE V	9/9/1985	00083020001690	0008302	0001690
RUDY HAITCHI	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 ⁺
2025	\$232,452	\$50,094	\$282,546	\$278,567
2024	\$232,452	\$50,094	\$282,546	\$253,243
2023	\$239,520	\$50,094	\$289,614	\$230,221
2022	\$197,024	\$35,018	\$232,042	\$209,292
2021	\$179,878	\$24,000	\$203,878	\$190,265
2020	\$152,418	\$24,000	\$176,418	\$172,968

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.