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**Address:** [7304 SHADY HOLLOW LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 47290-10-2  
**Subdivision:** WINDCREST ADDITION  
**Neighborhood Code:** 3M030B

**Latitude:** 32.8810778053  
**Longitude:** -97.2262599223  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-037M



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

## PROPERTY DATA

**Legal Description:** WINDCREST ADDITION Block  
10 Lot 2

**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:** 1987

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03563243

**Site Name:** WINDCREST ADDITION-10-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,704

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,510

**Land Acres<sup>\*</sup>:** 0.2183

**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:**

FAGAN GREGORY

**Primary Owner Address:**

7304 SHADY HOLLOW LN  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 4/6/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222090485](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSIC MICHAEL	3/9/2017	<a href="#">D217054726</a>		
OPENDOOR HOMES PHOENIX 2 LLC	8/30/2016	<a href="#">D216206444</a>		
MARSH PHILLIP E	2/17/1999	00137050000458	0013705	0000458
MARSH PHILLIP E;MARSH SHEILA A	8/28/1991	00103710002104	0010371	0002104
CALDWELL GUYLA L;CALDWELL JAMES V	4/15/1989	00095680002022	0009568	0002022
BRZOWSKI J;BRZOWSKI KENNETH G	12/18/1987	00091540000049	0009154	0000049
HAMILTON H J	2/19/1987	00088500002304	0008850	0002304
FREDRICKSON BOBBY;FREDRICKSON PAULIN	6/19/1986	00085860000757	0008586	0000757
WESTERN GATEWAY CORP	3/6/1985	00081100000378	0008110	0000378
BELGIAN AMERICAN INV & TR INC	4/5/1984	00077910001009	0007791	0001009
HOLLEVOET-BONTE	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	\$419,165	\$65,000	\$484,165	\$484,165
2024	\$419,165	\$65,000	\$484,165	\$484,165
2023	\$416,421	\$65,000	\$481,421	\$481,421
2022	\$327,494	\$45,000	\$372,494	\$372,494
2021	\$291,899	\$45,000	\$336,899	\$336,899
2020	\$267,863	\$45,000	\$312,863	\$312,863

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

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- 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.