



**Address:** [7105 GREENHILL TR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 47290-11-16  
**Subdivision:** WINDCREST ADDITION  
**Neighborhood Code:** 3M030B

**Latitude:** 32.8815523976  
**Longitude:** -97.2283336951  
**TAD Map:** 2078-440  
**MAPSCO:** TAR-037M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WINDCREST ADDITION Block  
11 Lot 16

**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:** 1986

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$355,751

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

**Site Number:** 03563464

**Site Name:** WINDCREST ADDITION-11-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,423

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,240

**Land Acres<sup>\*</sup>:** 0.3269

**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:**

SPAGNUOLO FAMILY TRUST

**Primary Owner Address:**

7105 GREENHILL TRL  
FORT WORTH, TX 76148

**Deed Date:** 2/7/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225020887](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPAGNUOLO ALFRED D;SPAGNUOLO WENDY	9/8/1986	00086760001824	0008676	0001824
TEXAS BLDRS INC	4/16/1986	00085180001528	0008518	0001528
METROPLEX FEDERATED SAV ASSOC	1/8/1986	00084190001622	0008419	0001622
GROWTH INVESTORS INC	7/1/1985	00082300002123	0008230	0002123
MURRAY SAVINGS ASSOC	5/7/1984	00078210001814	0007821	0001814
BEJULAND INC	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	\$290,751	\$65,000	\$355,751	\$355,751
2024	\$290,751	\$65,000	\$355,751	\$342,961
2023	\$312,047	\$65,000	\$377,047	\$311,783
2022	\$276,541	\$45,000	\$321,541	\$283,439
2021	\$249,499	\$45,000	\$294,499	\$257,672
2020	\$189,247	\$45,000	\$234,247	\$234,247

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.