



Address: [7244 VIVIAN LN](#)
City: RICHLAND HILLS
Georeference: A1606-8D01
Subdivision: WALLACE, WILLIAM W SURVEY
Neighborhood Code: 3H040V

Latitude: 32.8243279306
Longitude: -97.2244442946
TAD Map: 2084-420
MAPSCO: TAR-051R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WALLACE, WILLIAM W
SURVEY Abstract 1606 Tract 8D1 & 8E

Jurisdictions:

CITY OF RICHLAND HILLS (020)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$259,274

Protest Deadline Date: 5/24/2024

Site Number: 04236157

Site Name: WALLACE, WILLIAM W SURVEY-8D01-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,586

Percent Complete: 100%

Land Sqft^{*}: 10,454

Land Acres^{*}: 0.2399

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:

MADISON JANICE K

Primary Owner Address:

7244 VIVIAN LN
RICHLAND HILLS, TX 76180-8614

Deed Date: 8/4/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: 0000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MADISON JANICE K	8/6/1998	000000000000000	0000000	0000000
WILLARD JANICE; WILLARD ROBERT E	3/2/1992	00105600000735	0010560	0000735
CHENNAULT M L; CHENNAULT W C DAVIS	1/27/1992	00105190002154	0010519	0002154
DAVIS MARGUERITE R	9/27/1950	00022460000350	0002246	0000350

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	\$179,403	\$50,681	\$230,084	\$129,855
2024	\$208,593	\$50,681	\$259,274	\$118,050
2023	\$165,319	\$50,681	\$216,000	\$107,318
2022	\$162,976	\$35,439	\$198,415	\$97,562
2021	\$164,406	\$26,135	\$190,541	\$88,693
2020	\$141,409	\$26,135	\$167,544	\$80,630

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.