



Address: [7242 VIVIAN LN](#)
City: RICHLAND HILLS
Georeference: A1606-8D02
Subdivision: WALLACE, WILLIAM W SURVEY
Neighborhood Code: 3H040V

Latitude: 32.8243216824
Longitude: -97.2247778891
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 8D2 & 8F1

Jurisdictions:

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

State Code: A

Year Built: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$164,385

Protest Deadline Date: 5/24/2024

Site Number: 04236165

Site Name: WALLACE, WILLIAM W SURVEY-8D02-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,607

Percent Complete: 100%

Land Sqft^{*}: 10,900

Land Acres^{*}: 0.2502

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:

CUNNINGHAM GARY WAYNE

Primary Owner Address:

7254 VIVIAN LN
NORTH RICHLAND HILLS, TX 76180

Deed Date: 7/22/2024

Deed Volume:

Deed Page:

Instrument: [D224133890](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUNNINGHAM BETTY J;CUNNINGHAM GARY W	9/17/2010	D210245999	0000000	0000000
TULE TOMAS G	5/16/2003	00167420000062	0016742	0000062
OVERTON OTHO E	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	\$113,035	\$51,350	\$164,385	\$164,385
2024	\$113,035	\$51,350	\$164,385	\$164,385
2023	\$103,729	\$51,350	\$155,079	\$155,079
2022	\$79,139	\$35,861	\$115,000	\$115,000
2021	\$87,413	\$27,250	\$114,663	\$114,663
2020	\$83,416	\$27,250	\$110,666	\$110,666

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

There are no exemptions for this property

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.