



**Address:** [7112 RICHLAND RD](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34090-11-2-10  
**Subdivision:** RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040V

**Latitude:** 32.8164876517  
**Longitude:** -97.2274869372  
**TAD Map:** 2078-416  
**MAPSCO:** TAR-051V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RICHLAND HILLS ADDITION  
Block 11 Lot 2 LT 2 LESS E TRI BLK 11

**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:** 1956  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$386,530  
**Protest Deadline Date:** 7/12/2024

**Site Number:** 04556984  
**Site Name:** RICHLAND HILLS ADDITION-11-2-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,338  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 26,158  
**Land Acres<sup>\*</sup>:** 0.6005  
**Pool:** Y

<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:**  
WILLIAMS DAVID M REVOCABLE LIVING TRUST  
**Primary Owner Address:**  
7112 RICHLAND RD  
RICHLAND HILLS, TX 76118-5138

**Deed Date:** 1/2/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218004540](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS BEVERLY; WILLIAMS DAVID M	5/11/2007	<a href="#">D207173446</a>	0000000	0000000
HANCOX HELEN	12/31/1900	00036120000605	0003612	0000605

## 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	\$312,293	\$74,237	\$386,530	\$271,825
2024	\$312,293	\$74,237	\$386,530	\$247,114
2023	\$284,639	\$74,237	\$358,876	\$224,649
2022	\$245,345	\$51,270	\$296,615	\$204,226
2021	\$247,365	\$22,500	\$269,865	\$185,660
2020	\$215,391	\$22,500	\$237,891	\$168,782

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.