



Address: [7012 RICHLINN TERR](#)
City: RICHLAND HILLS
Georeference: 34090-12-3-30
Subdivision: RICHLAND HILLS ADDITION
Neighborhood Code: 3H040V

Latitude: 32.8176370272
Longitude: -97.227965966
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 12 Lot 3 LT 3 & W TRI LT 2 BLK 12

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: 1953

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$307,476

Protest Deadline Date: 5/24/2024

Site Number: 04557158

Site Name: RICHLAND HILLS ADDITION-12-3-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,899

Percent Complete: 100%

Land Sqft^{*}: 22,050

Land Acres^{*}: 0.5061

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:

LEWIS CAROL

Primary Owner Address:

7012 RICHLINN TERR
RICHLAND HILLS, TX 76118-5118

Deed Date: 7/12/2022

Deed Volume:

Deed Page:

Instrument: [D219069643](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS CAROL;LEWIS WILLIAM T	5/25/2006	D206162485	0000000	0000000
BREWINGTON CYNTHIA S	9/3/1996	00125080000080	0012508	0000080
GEMMER DONALD S;GEMMER KAREN E	1/6/1992	00104950000428	0010495	0000428
TRUITT JAMES R	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	\$258,973	\$48,503	\$307,476	\$306,125
2024	\$258,973	\$48,503	\$307,476	\$278,295
2023	\$233,507	\$48,503	\$282,010	\$252,995
2022	\$201,945	\$33,463	\$235,408	\$229,995
2021	\$203,716	\$14,962	\$218,678	\$209,086
2020	\$175,116	\$14,962	\$190,078	\$190,078

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.