



Address: [7030 RICHLINN TERR](#)
City: RICHLAND HILLS
Georeference: 34090-12-6
Subdivision: RICHLAND HILLS ADDITION
Neighborhood Code: 3H040V

Latitude: 32.8181648496
Longitude: -97.2272387191
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 6

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
Protest Deadline Date: 5/24/2024

Site Number: 04557182
Site Name: RICHLAND HILLS ADDITION-12-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,762
Percent Complete: 100%
Land Sqft^{*}: 21,000
Land Acres^{*}: 0.4820
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:
LAUNIUS BRIAN JAMES
Primary Owner Address:
7030 RICHLINN TERR
RICHLAND HILLS, TX 76118-5118

Deed Date: 7/24/2020
Deed Volume:
Deed Page:
Instrument: [D220177933](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILBERT WAYNE JR	3/14/2002	00156420000077	0015642	0000077
GILBERT WAYNE JR	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	\$153,500	\$66,500	\$220,000	\$220,000
2024	\$153,500	\$66,500	\$220,000	\$220,000
2023	\$173,500	\$66,500	\$240,000	\$209,000
2022	\$144,010	\$45,990	\$190,000	\$190,000
2021	\$169,000	\$21,000	\$190,000	\$190,000
2020	\$158,736	\$21,000	\$179,736	\$161,037

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.