



**Address:** [7046 RICHLINN TERR](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34090-12-8  
**Subdivision:** RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040V

**Latitude:** 32.8184074265  
**Longitude:** -97.2267033153  
**TAD Map:** 2084-416  
**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 8

**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:** \$296,249

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04557204

**Site Name:** RICHLAND HILLS ADDITION-12-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,661

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 26,304

**Land Acres<sup>\*</sup>:** 0.6038

**Pool:** N

<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:**

GRIMSTAD THOMAS R  
GRIMSTAD AMELIA

**Primary Owner Address:**

7046 RICHLINN TERR  
RICHLAND HILLS, TX 76118-5118

**Deed Date:** 5/10/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205135469](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALL DOROTHY	3/18/1989	000000000000000	0000000	0000000
HALL DOROTHY;HALL FRANCIS S	4/11/1985	00081470001020	0008147	0001020
TUCKER ANN	3/10/1985	00081150000512	0008115	0000512
HALL FRANCIS S	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$221,792	\$74,457	\$296,249	\$267,017
2024	\$221,792	\$74,457	\$296,249	\$242,743
2023	\$200,032	\$74,457	\$274,489	\$220,675
2022	\$173,063	\$51,294	\$224,357	\$200,614
2021	\$174,581	\$26,250	\$200,831	\$182,376
2020	\$150,102	\$26,250	\$176,352	\$165,796

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.