



Address: [7031 GLEN HILLS RD](#)
City: RICHLAND HILLS
Georeference: 34090-14-21
Subdivision: RICHLAND HILLS ADDITION
Neighborhood Code: 3H040V

Latitude: 32.81970715
Longitude: -97.2287638321
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 14 Lot 21

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: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$253,710

Protest Deadline Date: 5/24/2024

Site Number: 04557883

Site Name: RICHLAND HILLS ADDITION-14-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,527

Percent Complete: 100%

Land Sqft^{*}: 19,200

Land Acres^{*}: 0.4407

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:

RASTANDEH EDDIE
RASTANDEH PATRICIA

Primary Owner Address:

7031 GLEN HILLS RD
RICHLAND HILLS, TX 76118

Deed Date: 7/2/1992

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RASTANDEH MOHAMMAD;RASTANDEH PATRICIA	8/3/1988	00093570000483	0009357	0000483
MURRAY SAVINGS ASSOCIATION	5/3/1988	00092620002116	0009262	0002116
HINES ROBERT GENE	4/8/1986	00085130000054	0008513	0000054
MARK FORD HOMES INC	8/6/1985	00082670001148	0008267	0001148
LEONARD ENTERPRISES	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	\$221,890	\$31,820	\$253,710	\$194,872
2024	\$221,890	\$31,820	\$253,710	\$177,156
2023	\$168,180	\$31,820	\$200,000	\$161,051
2022	\$159,975	\$22,025	\$182,000	\$146,410
2021	\$174,167	\$10,474	\$184,641	\$133,100
2020	\$163,725	\$10,474	\$174,199	\$121,000

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.