



**Address:** [7251 HIALEAH CIR W](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 13963-1-13  
**Subdivision:** FLAMINGO ESTATES ADDITION  
**Neighborhood Code:** 3M040J

**Latitude:** 32.8806102591  
**Longitude:** -97.1932303355  
**TAD Map:** 2090-440  
**MAPSCO:** TAR-038R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FLAMINGO ESTATES  
ADDITION Block 1 Lot 13

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$402,777

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

**Site Number:** 05183731  
**Site Name:** FLAMINGO ESTATES ADDITION-1-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,870  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,603  
**Land Acres<sup>\*</sup>:** 0.2434  
**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 RICHARD A  
WILLIAMS JOAN

**Primary Owner Address:**

7251 HIALEAH CIR W  
NORTH RICHLAND HILLS, TX 76182-3229

**Deed Date:** 7/22/1999  
**Deed Volume:** 0013932  
**Deed Page:** 0000307  
**Instrument:** 00139320000307

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALDON JIMMIE E;WALDON ROSIE L	11/15/1989	00097710000478	0009771	0000478
CONSOLIDATED FEDERAL SAV BK FSB	7/4/1989	00096490001310	0009649	0001310
D & D PROPERTIES INC	12/6/1988	00094500001909	0009450	0001909
DOBRANSKY JOHN;DOBRANSKY VICTORIA	6/4/1986	00085690000946	0008569	0000946
D & D PROPERTIES INC	4/9/1986	00085110001177	0008511	0001177
EXCALIBUR PROP INC	6/5/1984	00078480000965	0007848	0000965
AUBREY BROTHERS	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 <sup>+</sup>
2025	\$317,777	\$85,000	\$402,777	\$402,777
2024	\$317,777	\$85,000	\$402,777	\$366,491
2023	\$346,904	\$85,000	\$431,904	\$333,174
2022	\$313,708	\$55,000	\$368,708	\$302,885
2021	\$220,350	\$55,000	\$275,350	\$275,350
2020	\$221,965	\$55,000	\$276,965	\$271,371

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.