



**Address:** [7012 SPANISH OAKS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30588-1-4  
**Subdivision:** OAK HILLS ADDITION  
**Neighborhood Code:** 3M040I

**Latitude:** 32.8757420088  
**Longitude:** -97.1877736826  
**TAD Map:** 2090-436  
**MAPSCO:** TAR-038R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK HILLS ADDITION Block 1  
Lot 4

**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:** 1989

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Notice Value:** \$380,000

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

**Site Number:** 05450993

**Site Name:** OAK HILLS ADDITION-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,375

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,365

**Land Acres<sup>\*</sup>:** 0.2149

**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:**

SELDINE JACOB R  
SELDINE ROSA

**Primary Owner Address:**

7012 SPANISH OAKS DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 1/5/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224003488](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUTTRELL SCOTT	10/14/2021	<a href="#">D219200390</a>		
LUTTRELL DOROTHY M EST;LUTTRELL WM A EST	4/18/1990	00099050001303	0009905	0001303
CUSTOM HOMES BY B J INC	11/28/1989	00097740000474	0009774	0000474
WHITELEY KENNETH C TR	1/1/1984	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	\$295,000	\$85,000	\$380,000	\$380,000
2024	\$295,000	\$85,000	\$380,000	\$380,000
2023	\$350,719	\$85,000	\$435,719	\$406,391
2022	\$314,446	\$55,000	\$369,446	\$369,446
2021	\$281,634	\$55,000	\$336,634	\$317,063
2020	\$233,239	\$55,000	\$288,239	\$288,239

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.