



**Address:** [7016 SPANISH OAKS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30588-1-5  
**Subdivision:** OAK HILLS ADDITION  
**Neighborhood Code:** 3M040I

**Latitude:** 32.8759569393  
**Longitude:** -97.1877750251  
**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:** OAK HILLS ADDITION Block 1  
Lot 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$402,506

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

**Site Number:** 05451000

**Site Name:** OAK HILLS ADDITION-1-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,834

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,405

**Land Acres<sup>\*</sup>:** 0.2159

**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:**

RUIZ SABAS  
RUIZ JESUSA O

**Primary Owner Address:**

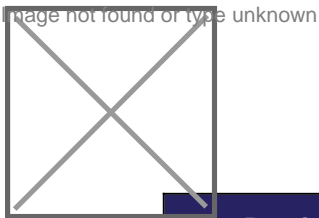
7016 SPANISH OAKS DR  
NORTH RICHLAND HILLS, TX 76182-3275

**Deed Date:** 12/15/1989

**Deed Volume:** 0009791

**Deed Page:** 0000590

**Instrument:** 00097910000590



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEROKEE BUILDERS INC	10/20/1989	00097410002169	0009741	0002169
WHITELEY KENNETH C TR	1/1/1984	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	\$317,506	\$85,000	\$402,506	\$402,506
2024	\$317,506	\$85,000	\$402,506	\$387,648
2023	\$317,629	\$85,000	\$402,629	\$352,407
2022	\$285,102	\$55,000	\$340,102	\$320,370
2021	\$255,680	\$55,000	\$310,680	\$291,245
2020	\$212,272	\$55,000	\$267,272	\$264,768

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)
- DISABLED VET 70 to 99 PCT 11.22

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.