



Address: [7041 SPANISH OAKS DR](#)
City: NORTH RICHLAND HILLS
Georeference: 30588-2-11
Subdivision: OAK HILLS ADDITION
Neighborhood Code: 3M040I

Latitude: 32.8771385107
Longitude: -97.1891185231
TAD Map: 2090-440
MAPSCO: TAR-038R



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

PROPERTY DATA

Legal Description: OAK HILLS ADDITION Block 2
Lot 11

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: 1993

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$392,865

Protest Deadline Date: 5/24/2024

Site Number: 05451337

Site Name: OAK HILLS ADDITION-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,218

Percent Complete: 100%

Land Sqft^{*}: 9,604

Land Acres^{*}: 0.2204

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:

GROOMES ROSARIO

Primary Owner Address:

7041 SPANISH OAKS DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/9/2024

Deed Volume:

Deed Page:

Instrument: [D224142014](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DADGARI JESSICA CATHERINE;DADGARI RYAN	4/23/2020	D220094104		
HAWKINS AMANDA;HAWKINS MARK	10/4/2018	D218226049		
BROKER CHRISTIAN A	4/14/2010	D210087162	0000000	0000000
CUSIMANO KIMBERLY RAE	7/13/2009	D210059789	0000000	0000000
CUSIMANO KIMBERLY;CUSIMANO STEPH	9/1/2005	D205264762	0000000	0000000
BEATTIE GAIL R;BEATTIE GARETH W	12/31/1998	000000000000000	0000000	0000000
BEATTIE GAIL COWAN;BEATTIE GARETH W	9/13/1993	00112460001546	0011246	0001546
MICHAEL D BOBO BUILDERS CORP	5/24/1993	00110810001102	0011081	0001102
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 ⁺
2025	\$307,865	\$85,000	\$392,865	\$392,865
2024	\$307,865	\$85,000	\$392,865	\$392,865
2023	\$288,827	\$85,000	\$373,827	\$373,827
2022	\$318,827	\$55,000	\$373,827	\$373,827
2021	\$285,687	\$55,000	\$340,687	\$340,687
2020	\$236,855	\$55,000	\$291,855	\$291,855

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)

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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.