



Address: [7009 LEANING OAK DR](#)
City: NORTH RICHLAND HILLS
Georeference: 30588-4-10
Subdivision: OAK HILLS ADDITION
Neighborhood Code: 3M040I

Latitude: 32.875505051
Longitude: -97.1902061618
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 4
Lot 10

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: 1992
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 05451752
Site Name: OAK HILLS ADDITION-4-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,799
Percent Complete: 100%
Land Sqft^{*}: 8,085
Land Acres^{*}: 0.1856
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:
WILLIAMS KANDI
Primary Owner Address:
7009 LEANING OAK DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 9/29/2020
Deed Volume:
Deed Page:
Instrument: [D220249572](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUSSELL MARIAH;RUSSELL VINCENT	2/25/2019	D219036481		
BODGE ETHEL A	1/28/2005	D205031293	0000000	0000000
JOHNSON LUCILLE G	11/21/1992	00108560001203	0010856	0001203
CUSTOM HOMES BY B J INC	11/20/1992	00108560001186	0010856	0001186
JONES A D PAIR;JONES R T	6/10/1992	00106760000903	0010676	0000903
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 ⁺
2025	\$276,964	\$85,000	\$361,964	\$361,964
2024	\$276,964	\$85,000	\$361,964	\$361,964
2023	\$320,849	\$85,000	\$405,849	\$334,400
2022	\$249,000	\$55,000	\$304,000	\$304,000
2021	\$249,000	\$55,000	\$304,000	\$304,000
2020	\$180,000	\$55,000	\$235,000	\$235,000

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.