



Address: [7001 LEANING OAK DR](#)
City: NORTH RICHLAND HILLS
Georeference: 30588-4-12
Subdivision: OAK HILLS ADDITION
Neighborhood Code: 3M040I

Latitude: 32.8750948131
Longitude: -97.1902160561
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 12

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$467,374

Protest Deadline Date: 5/24/2024

Site Number: 05451779

Site Name: OAK HILLS ADDITION-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,176

Percent Complete: 100%

Land Sqft^{*}: 9,600

Land Acres^{*}: 0.2203

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HAYNES TERRY L
HAYNES CATHY R

Primary Owner Address:

7001 LEANING OAK DR
FORT WORTH, TX 76182-3283

Deed Date: 1/25/1994

Deed Volume: 0011428

Deed Page: 0002256

Instrument: 00114280002256

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUSTOM HOMES BY B J INC	1/24/1994	00114280002253	0011428	0002253
JONES ARNOLD PAIR;JONES ROBERT T	10/13/1993	00112820001407	0011282	0001407
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	\$382,374	\$85,000	\$467,374	\$467,374
2024	\$382,374	\$85,000	\$467,374	\$436,222
2023	\$382,412	\$85,000	\$467,412	\$396,565
2022	\$336,021	\$55,000	\$391,021	\$360,514
2021	\$303,113	\$55,000	\$358,113	\$327,740
2020	\$254,626	\$55,000	\$309,626	\$297,945

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.