



Address: [7400 SEAN DR](#)
City: NORTH RICHLAND HILLS
Georeference: 14675-19R-1
Subdivision: FOX HOLLOW ADDITION-NRH
Neighborhood Code: 3M070E

Latitude: 32.8655749132
Longitude: -97.2225654176
TAD Map: 2084-436
MAPSCO: TAR-038S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOX HOLLOW ADDITION-NRH
Block 19R Lot 1

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: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$383,228

Protest Deadline Date: 5/24/2024

Site Number: 05634431

Site Name: FOX HOLLOW ADDITION-NRH-19R-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,989

Percent Complete: 100%

Land Sqft^{*}: 9,247

Land Acres^{*}: 0.2122

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:

SANCHEZ ERASMO
SANCHEZ ALTO G

Primary Owner Address:

7400 SEAN DR
FORT WORTH, TX 76182-4552

Deed Date: 11/5/1985

Deed Volume: 0008361

Deed Page: 0000942

Instrument: 00083610000942

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DON-TAW CONSTRUCTION I INC	8/7/1985	00082690000027	0008269	0000027
STEWARD WAYNE	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	\$323,228	\$60,000	\$383,228	\$365,718
2024	\$323,228	\$60,000	\$383,228	\$332,471
2023	\$282,710	\$60,000	\$342,710	\$302,246
2022	\$282,225	\$40,000	\$322,225	\$274,769
2021	\$240,380	\$40,000	\$280,380	\$249,790
2020	\$214,126	\$40,000	\$254,126	\$227,082

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.