



Address: [7509 SEAN DR](#)
City: NORTH RICHLAND HILLS
Georeference: 14675-20R-21
Subdivision: FOX HOLLOW ADDITION-NRH
Neighborhood Code: 3M070E

Latitude: 32.8660835143
Longitude: -97.2203618547
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 20R Lot 21

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: \$308,670
Protest Deadline Date: 5/24/2024

Site Number: 05635616
Site Name: FOX HOLLOW ADDITION-NRH-20R-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,600
Percent Complete: 100%
Land Sqft^{*}: 8,021
Land Acres^{*}: 0.1841
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:
BROWN SHAWN E
BROWN ELIZABETH
Primary Owner Address:
7509 SEAN DR
FORT WORTH, TX 76182-4650

Deed Date: 3/12/1998
Deed Volume: 0013128
Deed Page: 0000201
Instrument: 00131280000201

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAVE CHERYL A;CAVE TOM A	6/5/1992	00107060001285	0010706	0001285
PAVLAT RONALD J	1/13/1988	00091680000142	0009168	0000142
PAVLAT MARCY;PAVLAT RONALD J	1/24/1986	00084370001030	0008437	0001030
DON-TAW CONSTRUCTION I INC	7/5/1985	00082350000510	0008235	0000510
STEWART 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	\$248,670	\$60,000	\$308,670	\$308,670
2024	\$248,670	\$60,000	\$308,670	\$282,247
2023	\$267,401	\$60,000	\$327,401	\$256,588
2022	\$220,490	\$40,000	\$260,490	\$233,262
2021	\$187,631	\$40,000	\$227,631	\$212,056
2020	\$167,044	\$40,000	\$207,044	\$192,778

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.