



Address: [7305 ANDREA CT](#)
City: NORTH RICHLAND HILLS
Georeference: 14675-23R-3
Subdivision: FOX HOLLOW ADDITION-NRH
Neighborhood Code: 3M070E

Latitude: 32.865239944
Longitude: -97.223550316
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 23R Lot 3

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: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$319,196

Protest Deadline Date: 5/24/2024

Site Number: 05637112

Site Name: FOX HOLLOW ADDITION-NRH-23R-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,644

Percent Complete: 100%

Land Sqft^{*}: 13,288

Land Acres^{*}: 0.3050

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:

KARLSON MICHAEL

Primary Owner Address:

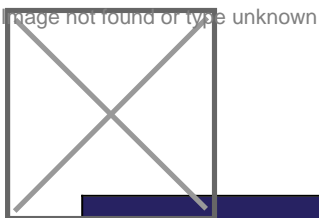
7305 ANDREA CT
NORTH RICHLAND HILLS, TX 76182

Deed Date: 5/9/2020

Deed Volume:

Deed Page:

Instrument: [D220162508](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARLSON MICHAEL;KARLSON RAINEY D	6/2/2002	00000000000000	0000000	0000000
FINLEY RAINEY D ETAL M KARLSO	2/26/2001	00147450000317	0014745	0000317
FINLEY RONALD D	3/5/1998	00131160000425	0013116	0000425
HUSKEY JERRY W;HUSKEY JUDY	11/4/1991	00104410001749	0010441	0001749
CITICORP MTG INC	7/2/1991	00103250000625	0010325	0000625
LITTLE DAVID P	9/4/1985	00082970000679	0008297	0000679
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	\$259,196	\$60,000	\$319,196	\$273,787
2024	\$259,196	\$60,000	\$319,196	\$248,897
2023	\$278,750	\$60,000	\$338,750	\$226,270
2022	\$229,767	\$40,000	\$269,767	\$205,700
2021	\$195,455	\$40,000	\$235,455	\$187,000
2020	\$130,000	\$40,000	\$170,000	\$170,000

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.