



Address: [7309 FRANCES CT](#)
City: NORTH RICHLAND HILLS
Georeference: 14675-24R-2
Subdivision: FOX HOLLOW ADDITION-NRH
Neighborhood Code: 3M070E

Latitude: 32.8660858328
Longitude: -97.223154165
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 24R Lot 2

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: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$326,994

Protest Deadline Date: 5/24/2024

Site Number: 05637295

Site Name: FOX HOLLOW ADDITION-NRH-24R-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,564

Percent Complete: 100%

Land Sqft^{*}: 8,127

Land Acres^{*}: 0.1865

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:

MCMEEN KAY LYNN

Primary Owner Address:

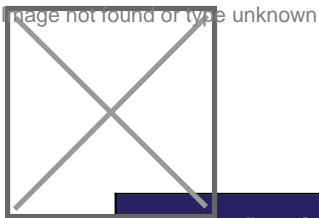
7309 FRANCES CT
FORT WORTH, TX 76182-4546

Deed Date: 8/14/1997

Deed Volume: 0012929

Deed Page: 0000495

Instrument: 00129290000495



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCMEEN KAY;MCMEEN KENNETH	5/23/1986	00085570000285	0008557	0000285
DON-TAW CONSTRUCTION I INC	10/31/1985	00083570000035	0008357	0000035
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	\$266,994	\$60,000	\$326,994	\$326,994
2024	\$266,994	\$60,000	\$326,994	\$321,266
2023	\$285,572	\$60,000	\$345,572	\$292,060
2022	\$233,995	\$40,000	\$273,995	\$265,509
2021	\$201,372	\$40,000	\$241,372	\$241,372
2020	\$193,866	\$40,000	\$233,866	\$224,505

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.