



**Address:** [7305 FRANCES CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 14675-24R-3  
**Subdivision:** FOX HOLLOW ADDITION-NRH  
**Neighborhood Code:** 3M070E

**Latitude:** 32.8661274142  
**Longitude:** -97.2234493984  
**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 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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05637325

**Site Name:** FOX HOLLOW ADDITION-NRH-24R-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,635

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,365

**Land Acres<sup>\*</sup>:** 0.2609

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRINITY RIVER INVESTMENTS LLC

**Primary Owner Address:**

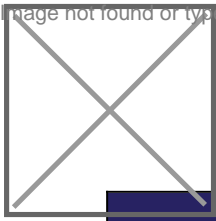
PO BOX 7522  
FORT WORTH, TX 76111

**Deed Date:** 4/1/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214069358](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSTER DIANE E	5/27/1999	00138370000482	0013837	0000482
TALLEY JOHNNY E;TALLEY JUDY M	11/26/1985	00083810000499	0008381	0000499
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 <sup>+</sup>
2025	\$186,000	\$60,000	\$246,000	\$246,000
2024	\$200,000	\$60,000	\$260,000	\$260,000
2023	\$220,000	\$60,000	\$280,000	\$280,000
2022	\$178,000	\$40,000	\$218,000	\$218,000
2021	\$178,000	\$40,000	\$218,000	\$218,000
2020	\$145,000	\$40,000	\$185,000	\$185,000

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

There are no exemptions for this property

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.