

Tarrant Appraisal District

Property Information | PDF

Account Number: 05721776

Address: 7944 KENDRA LN
City: NORTH RICHLAND HILLS
Georeference: 13495-3-12

Subdivision: FAIR OAKS ESTATES ADDITION

Neighborhood Code: 3M030I

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

Latitude: 32.8943951896

Longitude: -97.2187349293

TAD Map: 2084-444

MAPSCO: TAR-038E

## PROPERTY DATA

Legal Description: FAIR OAKS ESTATES

ADDITION Block 3 Lot 12

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: 1989

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

**Site Number:** 05721776

Site Name: FAIR OAKS ESTATES ADDITION-3-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,302
Percent Complete: 100%

Land Sqft\*: 9,375 Land Acres\*: 0.2152

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

FRANKLIN LAUREN HANKINS FRANKLIN CHRISTIAN A **Primary Owner Address**:

7944 KENDRA LN

NORTH RICHLAND HILLS, TX 76182

**Deed Date: 10/8/2021** 

Deed Volume: Deed Page:

Instrument: D221299419

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YANES ERIC GRABIEL	7/24/2018	D218164531		
SALINAS REYNALDO;SALINAS TAMMY P	6/1/2009	D209149771	0000000	0000000
PHELPS DAVID;PHELPS KAREN	7/15/1999	00139320000081	0013932	0000081
PRITZKER TRACY D;PRITZKER WM E	6/4/1997	00127900000565	0012790	0000565
NUCKOLLS HEATH J;NUCKOLLS JULIE P	12/2/1996	00126030001243	0012603	0001243
SANCHEZ EARNEST;SANCHEZ KAREN	1/31/1995	00216810000293	0021681	0000293
STEPP LINDA T	4/28/1989	00095800001124	0009580	0001124
RIPPLE LANCEY J;RIPPLE TAMMY	10/4/1988	00094130001389	0009413	0001389
TEXAS AMERICAN BANK/DALLAS	5/3/1988	00092580000258	0009258	0000258
R G A DEVELOPMENT CORP	8/12/1986	00086600000166	0008660	0000166
KINGSWOOD ESTS VENT INC	1/1/1985	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.

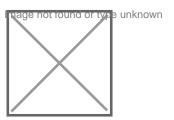
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$313,236	\$80,000	\$393,236	\$393,236
2024	\$313,236	\$80,000	\$393,236	\$393,236
2023	\$334,239	\$80,000	\$414,239	\$414,239
2022	\$298,211	\$55,000	\$353,211	\$353,211
2021	\$265,610	\$55,000	\$320,610	\$317,704
2020	\$233,822	\$55,000	\$288,822	\$288,822

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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