



**Address:** [7944 KENDRA LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 13495-3-12  
**Subdivision:** FAIR OAKS ESTATES ADDITION  
**Neighborhood Code:** 3M030I

**Latitude:** 32.8943951896  
**Longitude:** -97.2187349293  
**TAD Map:** 2084-444  
**MAPSCO:** TAR-038E



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

## 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<sup>+++</sup>:** 2,302

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,375

**Land Acres<sup>\*</sup>:** 0.2152

**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:**

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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YANES ERIC GRABIEL	7/24/2018	<a href="#">D218164531</a>		
SALINAS REYNALDO;SALINAS TAMMY P	6/1/2009	<a href="#">D209149771</a>	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 <sup>+</sup>
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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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## Tarrant Appraisal District Property Information | PDF

- 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.