



Address: [7504 WENTWOOD CT](#)
City: NORTH RICHLAND HILLS
Georeference: 3530-13-2
Subdivision: BRIARWOOD ESTATES-NRH
Neighborhood Code: 3M030D

Latitude: 32.8752123621
Longitude: -97.2200948526
TAD Map: 2084-436
MAPSCO: TAR-038N



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

PROPERTY DATA

Legal Description: BRIARWOOD ESTATES-NRH
Block 13 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: 1991

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 05723353

Site Name: BRIARWOOD ESTATES-NRH-13-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,052

Percent Complete: 100%

Land Sqft^{*}: 11,306

Land Acres^{*}: 0.2595

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:

WALLACE DEREK ALAN

Primary Owner Address:

7504 WENTWOOD CT
NORTH RICHLAND HILLS, TX 76182

Deed Date: 7/24/2020

Deed Volume:

Deed Page:

Instrument: [D220181551](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COULTHARD MARGARET L;COULTHARD MICHAEL S	1/20/2017	D217015384		
WEBER CHRISTINA;WEBER PHILIP K	3/25/2014	D214058145	0000000	0000000
LOYD COURTNEY D;LOYD JOHNNY W	10/17/2003	000000000000000	0000000	0000000
LOYD C D WILLIAMS;LOYD JOHN W	8/28/2003	D203323636	0017135	0000156
HIROS ERMINA	1/28/2000	00142010000155	0014201	0000155
RENFRO DUANE J;RENFRO TAMMY E	2/15/1995	00118840001964	0011884	0001964
JANES DANIEL;JANES MYRTLE	10/11/1991	00104170001354	0010417	0001354
INFINITY CUSTOM HOMES INC	8/13/1991	00103570000782	0010357	0000782
WAYNE WALL BUILDER INC	1/1/1985	000000000000000	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	\$279,636	\$75,000	\$354,636	\$354,636
2024	\$298,301	\$75,000	\$373,301	\$373,301
2023	\$342,187	\$75,000	\$417,187	\$357,225
2022	\$284,750	\$40,000	\$324,750	\$324,750
2021	\$284,750	\$40,000	\$324,750	\$324,750
2020	\$267,211	\$40,000	\$307,211	\$307,211

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)

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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.