



**Address:** [7105 RICHARDSON DR](#)  
**City:** WATAUGA  
**Georeference:** 40673-5-12  
**Subdivision:** SUMMER HILLS ADDITION  
**Neighborhood Code:** 3M010A

**Latitude:** 32.8763930673  
**Longitude:** -97.2396679076  
**TAD Map:** 2078-440  
**MAPSCO:** TAR-037Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUMMER HILLS ADDITION  
Block 5 Lot 12

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 05765072

**Site Name:** SUMMER HILLS ADDITION-5-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,616

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,598

**Land Acres<sup>\*</sup>:** 0.1744

**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:**

AWAD DAWOD MENA BADEH

MIKHAEL MARINA D

**Primary Owner Address:**

7105 RICHARDSON DR

WATAUGA, TX 76148

**Deed Date:** 5/3/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222115728](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GASTON JEREMY;GASTON JULIA	7/29/2014	<a href="#">D214163280</a>	0000000	0000000
AMBURN WARREN G III	3/3/2008	<a href="#">D208096276</a>	0000000	0000000
RICHEY CONNIE M;RICHEY DAVID R	9/21/1998	00134330000448	0013433	0000448
SIMS BILLIE M	7/5/1990	00099800001502	0009980	0001502
DON-TAW CONSTRUCTION I INC	6/7/1988	00093010001385	0009301	0001385
HTI SUMMER HILLS DEV CORP	4/4/1986	00085080001263	0008508	0001263
O T X 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	\$196,974	\$50,000	\$246,974	\$246,974
2024	\$245,000	\$50,000	\$295,000	\$295,000
2023	\$230,000	\$50,000	\$280,000	\$280,000
2022	\$222,950	\$30,000	\$252,950	\$214,554
2021	\$198,968	\$30,000	\$228,968	\$195,049
2020	\$173,842	\$30,000	\$203,842	\$177,317

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.