



Address: [7120 COOK CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 39130-14-17R
Subdivision: SMITHFIELD ACRES ADDITION
Neighborhood Code: 3M0306

Latitude: 32.8782368833
Longitude: -97.2059029954
TAD Map: 2090-440
MAPSCO: TAR-038P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SMITHFIELD ACRES ADDITION
Block 14 Lot 17R

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: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05776996

Site Name: SMITHFIELD ACRES ADDITION-14-17R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,751

Percent Complete: 100%

Land Sqft^{*}: 12,622

Land Acres^{*}: 0.2897

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FLYNN ERIC

FLYNN LINDA

Primary Owner Address:

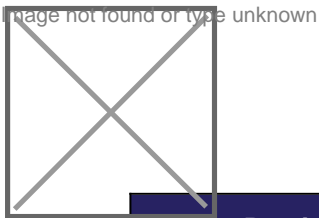
7120 COOK CIR N
NORTH RICHLAND HILLS, TX 76182

Deed Date: 8/4/2023

Deed Volume:

Deed Page:

Instrument: [D223139827](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON GERALDINE ANN	12/14/1990	00101290000508	0010129	0000508
ALAMO CUSTOM BUILDERS INC	10/10/1990	00100700002188	0010070	0002188
NOWLIN SAVINGS ASSN	2/7/1989	00095190001135	0009519	0001135
STYLEMARK HOMES INC	6/30/1988	00093170000797	0009317	0000797
NOWLIN SAVINGS ASSN	10/6/1987	00090870001239	0009087	0001239
STORM DONALD L	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	\$329,818	\$50,000	\$379,818	\$379,818
2024	\$329,818	\$50,000	\$379,818	\$379,818
2023	\$302,419	\$50,000	\$352,419	\$293,720
2022	\$217,018	\$50,000	\$267,018	\$267,018
2021	\$227,195	\$50,000	\$277,195	\$252,979
2020	\$206,689	\$50,000	\$256,689	\$229,981

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.