



**Address:** [7721 WESTERN OAKS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 46092-1-13  
**Subdivision:** WESTERN OAKS (N R H)  
**Neighborhood Code:** 3M0302

**Latitude:** 32.8910927127  
**Longitude:** -97.2328878808  
**TAD Map:** 2078-444  
**MAPSCO:** TAR-037H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTERN OAKS (N R H) Block  
1 Lot 13

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$387,432

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

**Site Number:** 06123694

**Site Name:** WESTERN OAKS (N R H)-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,983

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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:**

RUNNELS LIVING TRUST

**Primary Owner Address:**

7721 WESTERN OAKS DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 1/19/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217016195](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUNNELS PAMELA;RUNNELS TOBY A	3/22/2001	00147910000201	0014791	0000201
LUGINBYHL KATHY M;LUGINBYHL ROLAND K	1/26/1995	00118640000500	0011864	0000500
PARR ANITA E;PARR JOSEPH B	9/27/1990	00100560002051	0010056	0002051
SMITHFIELD INVESTMENTS INC	8/30/1990	00100380002249	0010038	0002249
ALCO DEVELOPMENT INC	7/20/1990	00100030001810	0010003	0001810
7-DAY REAL ESTATE INV INC	7/19/1990	00100020000240	0010002	0000240
FENIMORE BILL J TR	3/25/1988	00092420000895	0009242	0000895
STEMBRIDGE DELBERT	1/2/1986	00083400000873	0008340	0000873

## 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	\$312,432	\$75,000	\$387,432	\$387,432
2024	\$312,432	\$75,000	\$387,432	\$359,819
2023	\$323,154	\$75,000	\$398,154	\$327,108
2022	\$296,657	\$40,000	\$336,657	\$297,371
2021	\$248,947	\$40,000	\$288,947	\$270,337
2020	\$205,761	\$40,000	\$245,761	\$245,761

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.