



Address: [7237 VIVIAN LN](#)
City: RICHLAND HILLS
Georeference: 47140-2-14
Subdivision: WILLMAN ADDITION
Neighborhood Code: M3K01J

Latitude: 32.8248808211
Longitude: -97.2249452096
TAD Map: 2084-420
MAPSCO: TAR-051R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLMAN ADDITION Block 2 Lot 14 LESS PORTION WITH EXEMPTION (50% OF TOTAL VALUE)

Jurisdictions:
CITY OF RICHLAND HILLS (020)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: B
Year Built: 1983
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03535193
Site Name: WILLMAN ADDITION-2-14-E1
Site Class: B - Residential - Multifamily
Parcels: 2
Approximate Size⁺⁺⁺: 1,776
Percent Complete: 100%
Land Sqft^{*}: 21,575
Land Acres^{*}: 0.4952
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:
QUETZAL AUDRA
QUETZAL AMILCAR
Primary Owner Address:
320 BRAZIL DR
HURST, TX 76054

Deed Date: 12/15/2022
Deed Volume:
Deed Page:
Instrument: [D222289252](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HATCH RICHARD C PREACHERS TRUST	4/19/2016	D216084133		
HATCH RICHARD	1/1/1989	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	\$91,319	\$33,681	\$125,000	\$125,000
2024	\$91,319	\$33,681	\$125,000	\$125,000
2023	\$83,819	\$33,681	\$117,500	\$117,500
2022	\$90,533	\$23,301	\$113,834	\$113,834
2021	\$14,016	\$26,969	\$40,985	\$40,985
2020	\$14,016	\$26,969	\$40,985	\$40,985

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

There are no exemptions for this property

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.