



**Address:** [7813 HIDDEN OAKS DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 6943-5-10  
**Subdivision:** CENTURY OAKS ADDITION  
**Neighborhood Code:** 3M030E

**Latitude:** 32.8795097751  
**Longitude:** -97.2147614657  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-038P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CENTURY OAKS ADDITION  
Block 5 Lot 10

**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:** 1991

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 06443877

**Site Name:** CENTURY OAKS ADDITION-5-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,183

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,034

**Land Acres<sup>\*</sup>:** 0.2533

**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:**

MCGINNIS JAMES E

MCGINNIS PATRICIA

**Primary Owner Address:**

PO BOX 880073

BOCA RATON, FL 33488

**Deed Date:** 10/13/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220266461](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WREN LINDY;WREN ROSEMARY	8/16/2018	<a href="#">D218183783</a>		
STAMPS CAROLYN	6/21/2016	142-16-090896		
STAMPS AUBREY EST;STAMPS CAROLYN	1/13/2006	<a href="#">D206025645</a>	0000000	0000000
KYER DORIS R;KYER ROBERT C	4/14/2003	00166170000236	0016617	0000236
KYER DORIS R;KYER ROBERT C	4/2/2003	00165840000018	0016584	0000018
KNELL PATRICIA A	5/29/1991	00102810000102	0010281	0000102
JAMES HOMES INC	5/28/1991	00102810000100	0010281	0000100
QUADRANGLE DEVELOPMENT CO	1/1/1990	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	\$326,848	\$75,000	\$401,848	\$401,848
2024	\$326,848	\$75,000	\$401,848	\$401,848
2023	\$312,200	\$75,000	\$387,200	\$387,200
2022	\$273,157	\$50,000	\$323,157	\$323,157
2021	\$265,000	\$50,000	\$315,000	\$315,000
2020	\$244,058	\$50,000	\$294,058	\$294,058

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.