



Address: [7608 OAK KNOLL DR](#)
City: NORTH RICHLAND HILLS
Georeference: 13495-14-12
Subdivision: FAIR OAKS ESTATES ADDITION
Neighborhood Code: 3M030I

Latitude: 32.8949273676
Longitude: -97.2152961491
TAD Map: 2084-444
MAPSCO: TAR-038E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FAIR OAKS ESTATES
ADDITION Block 14 Lot 12

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: 1992

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06501117

Site Name: FAIR OAKS ESTATES ADDITION-14-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,558

Percent Complete: 100%

Land Sqft^{*}: 10,540

Land Acres^{*}: 0.2419

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KIRKPATRICK KEVIN
KIRKPATRICK VANESSA

Primary Owner Address:

7608 OAK KNOLL DR
NORTH RICHLAND HILLS, TX 76182

Deed Date: 5/20/2019

Deed Volume:

Deed Page:

Instrument: [D219107994](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAY GREGORY C;RAY KELLY D	9/28/2011	D211240193	0000000	0000000
RAY GREGORY;RAY KELLY D	8/14/1992	00107430001853	0010743	0001853
CENTEX REAL ESTATE CORP	1/1/1991	000000000000000	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	\$323,714	\$80,000	\$403,714	\$403,714
2024	\$323,714	\$80,000	\$403,714	\$403,714
2023	\$395,562	\$80,000	\$475,562	\$429,550
2022	\$337,041	\$55,000	\$392,041	\$390,500
2021	\$300,000	\$55,000	\$355,000	\$355,000
2020	\$275,255	\$55,000	\$330,255	\$330,255

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.