



**Address:** [7430 NORTH FORTY RD](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 26730-5-7R  
**Subdivision:** MORGAN MEADOWS SUBDIVISION  
**Neighborhood Code:** 3M030A

**Latitude:** 32.8696362495  
**Longitude:** -97.2237115299  
**TAD Map:** 2084-436  
**MAPSCO:** TAR-038S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** MORGAN MEADOWS  
SUBDIVISION Block 5 Lot 7R

**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:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$577,379  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06620329  
**Site Name:** MORGAN MEADOWS SUBDIVISION-5-7R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,678  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 107,985  
**Land Acres<sup>\*</sup>:** 2.4790  
**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:**  
WAGGONER FAMILY TRUST  
**Primary Owner Address:**  
7430 N FORTY RD  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 7/17/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218229357](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAGGONER DAVID B;WAGGONER MICHELLE	2/12/2002	00154780000098	0015478	0000098
JENNINGS JAMES;JENNINGS LISA D	1/3/1994	00114080000478	0011408	0000478
NORMAN GLENN H	1/1/1993	00113290000960	0011329	0000960

## 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	\$234,500	\$342,879	\$577,379	\$577,379
2024	\$234,500	\$342,879	\$577,379	\$558,375
2023	\$189,607	\$342,879	\$532,486	\$507,614
2022	\$118,588	\$342,879	\$461,467	\$461,467
2021	\$225,830	\$294,381	\$520,211	\$429,190
2020	\$219,577	\$270,831	\$490,408	\$390,173

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.