



Address: [7345 COTTONWOOD CT](#)
City: NORTH RICHLAND HILLS
Georeference: 3530-14-37
Subdivision: BRIARWOOD ESTATES-NRH
Neighborhood Code: 3M030D

Latitude: 32.8817345935
Longitude: -97.2194578297
TAD Map: 2084-440
MAPSCO: TAR-038J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BRIARWOOD ESTATES-NRH
Block 14 Lot 37

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: 1995
Personal Property Account: N/A
Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (0024)
Notice Sent Date: 4/15/2025
Notice Value: \$458,478
Protest Deadline Date: 5/24/2024

Site Number: 06701043
Site Name: BRIARWOOD ESTATES-NRH-14-37
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,372
Percent Complete: 100%
Land Sqft^{*}: 9,388
Land Acres^{*}: 0.2155
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:
PRESTON BROOK LLC
Primary Owner Address:
2007 PRESTON BROOK DR
KELLER, TX 76248

Deed Date: 12/27/2024
Deed Volume:
Deed Page:
Instrument: [D225001471](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON BRIAN;THOMPSON WENDY	12/23/2020	D220341591		
ROSSORELLI JASON;ROSSORELLI NATALIE	9/18/2017	D217218528		
A & E REAL ESTATE GROUP LLC	5/19/2017	D217115544		
CRANE JAY D;CRANE LARISSA L	10/14/2005	D205324877	0000000	0000000
SHAW DANIEL J;SHAW HUI Y	12/15/1995	00122040000560	0012204	0000560
M & J CONSTRUCTION CORP	9/6/1995	00120940002013	0012094	0002013
RUST JAMES A	3/11/1994	00114960002125	0011496	0002125
CLAUNCH JIM	1/1/1994	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	\$383,478	\$75,000	\$458,478	\$458,478
2024	\$383,478	\$75,000	\$458,478	\$458,478
2023	\$358,695	\$75,000	\$433,695	\$433,695
2022	\$344,079	\$40,000	\$384,079	\$384,079
2021	\$284,367	\$40,000	\$324,367	\$324,367
2020	\$260,176	\$40,000	\$300,176	\$300,176

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.