



**Address:** [7304 BLACKHAWK CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 18800-4-25  
**Subdivision:** HOLIDAY MEADOWS ADDITION  
**Neighborhood Code:** 3M120A

**Latitude:** 32.8498964122  
**Longitude:** -97.224346679  
**TAD Map:** 2084-428  
**MAPSCO:** TAR-051D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HOLIDAY MEADOWS  
ADDITION Block 4 Lot 25

**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:** 2000

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$393,000

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

**Site Number:** 07635737

**Site Name:** HOLIDAY MEADOWS ADDITION-4-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,640

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,875

**Land Acres<sup>\*</sup>:** 0.1807

**Pool:** Y

<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:**

ERLINGER WALTER  
ERLINGER SARA M

**Primary Owner Address:**

7304 BLACKHAWK CT  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 5/9/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218100042](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDREWS LINDI	3/3/2003	00164790000205	0016479	0000205
OLD REPUBLIC NATL TITLE INS CO	1/15/2003	00164790000204	0016479	0000204
MAMALIS ACHILLES G;MAMALIS DEBRA	10/4/2000	00145690000264	0014569	0000264
HOLIDAY MEADOWS JV	1/1/2000	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	\$265,928	\$75,000	\$340,928	\$340,928
2024	\$318,000	\$75,000	\$393,000	\$384,056
2023	\$325,000	\$75,000	\$400,000	\$349,142
2022	\$325,088	\$45,000	\$370,088	\$317,402
2021	\$249,420	\$45,000	\$294,420	\$288,547
2020	\$217,315	\$45,000	\$262,315	\$262,315

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.