



**Address:** [7313 BLACKHAWK CT](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 18800-4-30  
**Subdivision:** HOLIDAY MEADOWS ADDITION  
**Neighborhood Code:** 3M120A

**Latitude:** 32.8504271803  
**Longitude:** -97.2239791267  
**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 30

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 07635796

**Site Name:** HOLIDAY MEADOWS ADDITION-4-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,809

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,310

**Land Acres<sup>\*</sup>:** 0.1678

**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:**

THOMAS DACIA

**Primary Owner Address:**

7313 BLACKHAWK CT  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 5/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221134221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FULLER MARILYN ROWELL;FULLER WILLIAM JIMMY	7/18/2018	<a href="#">D218160048</a>		
DES BRISAY NOBUKU;DES BRISAY STUART	8/16/2006	<a href="#">D206254875</a>	0000000	0000000
SECRETARY OF HUD	4/4/2006	<a href="#">D206144239</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	4/4/2006	<a href="#">D206105821</a>	0000000	0000000
IRIZARRY CHRISTI;IRIZARRY MICHAEL	4/3/2006	<a href="#">D206103926</a>	0000000	0000000
IRIZARRY CHRISTI;IRIZARRY MICHAEL	7/17/2001	00150690000247	0015069	0000247
KARUFMAN & BROAD LONE STAR LP	3/29/2000	00142770000344	0014277	0000344
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	\$206,000	\$75,000	\$281,000	\$281,000
2024	\$222,034	\$75,000	\$297,034	\$297,034
2023	\$256,336	\$75,000	\$331,336	\$319,000
2022	\$245,000	\$45,000	\$290,000	\$290,000
2021	\$194,427	\$45,000	\$239,427	\$234,407
2020	\$168,097	\$45,000	\$213,097	\$213,097

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.