



Address: [7313 DUNCAN CT](#)
City: NORTH RICHLAND HILLS
Georeference: 18800-4-38
Subdivision: HOLIDAY MEADOWS ADDITION
Neighborhood Code: 3M120A

Latitude: 32.8512029249
Longitude: -97.2239639053
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 38

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: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07635885

Site Name: HOLIDAY MEADOWS ADDITION-4-38

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,200

Percent Complete: 100%

Land Sqft^{*}: 8,268

Land Acres^{*}: 0.1898

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:

SAGHIR SYED ASIM

Primary Owner Address:

432 SAMARITAN DR
KELLER, TX 76248

Deed Date: 1/31/2022

Deed Volume:

Deed Page:

Instrument: [D222030438](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAGHIR SYED	8/22/2003	D203327412	0017147	0000262
FED NATIONAL MORTGAGE ASSOC	5/28/2003	00167910000246	0016791	0000246
MORTGAGE ELEC REG SYSTEMS INC	5/6/2003	00167170000102	0016717	0000102
FLORES EDWARD R	7/12/2001	00000000000000	0000000	0000000
FLORES EDWARD R;FLORES JOICE	10/10/2000	00146920000157	0014692	0000157
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 ⁺
2025	\$280,285	\$75,000	\$355,285	\$355,285
2024	\$280,285	\$75,000	\$355,285	\$355,285
2023	\$281,649	\$75,000	\$356,649	\$356,649
2022	\$278,657	\$45,000	\$323,657	\$323,657
2021	\$211,064	\$45,000	\$256,064	\$250,130
2020	\$182,391	\$45,000	\$227,391	\$227,391

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.