



**Address:** [7812 WENTWORTH DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 42003H-9-9  
**Subdivision:** THORNBRIDGE EAST ADDITION  
**Neighborhood Code:** 3K330F

**Latitude:** 32.8907617444  
**Longitude:** -97.1902635266  
**TAD Map:** 2090-444  
**MAPSCO:** TAR-038H



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** THORNBRIDGE EAST  
ADDITION Block 9 Lot 9

<b>Jurisdictions:</b> CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902)	<b>Site Number:</b> 41515730 <b>Site Name:</b> THORNBRIDGE EAST ADDITION-9-9 <b>Site Class:</b> A1 - Residential - Single Family <b>Parcels:</b> 1 <b>Approximate Size<sup>+++</sup>:</b> 2,992 <b>Percent Complete:</b> 100% <b>Land Sqft<sup>*</sup>:</b> 11,141 <b>Land Acres<sup>*</sup>:</b> 0.2557 <b>Pool:</b> N
<b>State Code:</b> A <b>Year Built:</b> 2013 <b>Personal Property Account:</b> N/A <b>Agent:</b> RESOLUTE PROPERTY TAX SOLUTION (00988) <b>Notice Sent Date:</b> 5/1/2025 <b>Notice Value:</b> \$669,000 <b>Protest Deadline Date:</b> 5/24/2024	

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

<b>Current Owner:</b> KALINEC KATYE KALINEC LUCAS <b>Primary Owner Address:</b> 7812 WENTWORTH DR NORTH RICHLAND HILLS, TX 76182	<b>Deed Date:</b> 8/17/2018 <b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D218184347</a>
---	--

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOAGLAND JAMES W;HOAGLAND SHERRIE	9/20/2013	<a href="#">D213249450</a>	0000000	0000000
DUSTIN AUSTIN ENTERPRISES INC	9/19/2013	<a href="#">D213249449</a>	0000000	0000000
J & J NRH 100 FLP	1/1/2010	0000000000000000	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	\$443,040	\$108,715	\$551,755	\$551,755
2024	\$560,285	\$108,715	\$669,000	\$588,569
2023	\$563,285	\$108,715	\$672,000	\$535,063
2022	\$377,706	\$108,715	\$486,421	\$486,421
2021	\$386,421	\$100,000	\$486,421	\$486,421
2020	\$386,421	\$100,000	\$486,421	\$486,421

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.