



**Address:** [7200 RICHLAND RD](#)  
**City:** RICHLAND HILLS  
**Georeference:** 34090-36-4R1  
**Subdivision:** RICHLAND HILLS ADDITION  
**Neighborhood Code:** 3H040V

**Latitude:** 32.8174379021  
**Longitude:** -97.2242814812  
**TAD Map:** 2084-416  
**MAPSCO:** TAR-051V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RICHLAND HILLS ADDITION  
Block 36 Lot 4R1

**Jurisdictions:**  
CITY OF RICHLAND HILLS (020)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A  
**Year Built:** 1949  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$371,853  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800012256  
**Site Name:** RICHLAND HILLS ADDITION 36 4R1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,758  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 22,823  
**Land Acres<sup>\*</sup>:** 0.5239  
**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:**  
MCGOWAN BRIAN  
**Primary Owner Address:**  
7200 RICHLAND RD  
RICHLAND HILLS, TX 76118

**Deed Date:** 3/7/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224040340](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGOWAN BRIAN;MCGOWAN JASMINE BELLE	8/25/2016	<a href="#">D216196847</a>		



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	\$302,619	\$69,234	\$371,853	\$358,727
2024	\$302,619	\$69,234	\$371,853	\$298,939
2023	\$271,660	\$69,234	\$340,894	\$271,763
2022	\$233,851	\$47,928	\$281,779	\$247,057
2021	\$235,005	\$30,000	\$265,005	\$224,597
2020	\$209,392	\$30,000	\$239,392	\$204,179

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.