



LOCATION

Address: [7449 NORTH RICHLAND BLVD](#)
City: NORTH RICHLAND HILLS
Georeference: 18810-3-4
Subdivision: HOLIDAY NORTH ADDITION
Neighborhood Code: 3M120C

Latitude: 32.8528608029
Longitude: -97.2238536683
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 NORTH ADDITION
Block 3 Lot 4

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: 1975

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01321994

Site Name: HOLIDAY NORTH ADDITION-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,506

Percent Complete: 100%

Land Sqft^{*}: 9,248

Land Acres^{*}: 0.2123

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:

GARCIA KATHLEEN

Primary Owner Address:

7449 N RICHLAND BLVD
NORTH RICHLAND HILLS, TX 76180-6341

Deed Date: 10/26/2000

Deed Volume: 0014601

Deed Page: 0000403

Instrument: 00146010000403

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COVINGTON MURIEL DELAINE	4/25/1989	000000000000000	0000000	0000000
LOVEN MURIEL DELAINE GOTCHER	5/3/1977	00062270000882	0006227	0000882
GOTCHER GERALD R	12/31/1900	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$228,530	\$50,000	\$278,530	\$271,442
2023	\$245,892	\$50,000	\$295,892	\$246,765
2022	\$189,332	\$35,000	\$224,332	\$224,332
2021	\$178,519	\$35,000	\$213,519	\$213,519
2020	\$161,197	\$35,000	\$196,197	\$196,197

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.