

LOCATION

Address: [7171 RICHLAND RD](#)
City: RICHLAND HILLS
Georeference: 34090-12-14
Subdivision: RICHLAND HILLS ADDITION
Neighborhood Code: 3H040V

Latitude: 32.8180840367
Longitude: -97.2254091763
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 12 Lot 14

Jurisdictions:

- CITY OF RICHLAND HILLS (020)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

State Code: A

Year Built: 1952

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04557263

Site Name: RICHLAND HILLS ADDITION-12-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,134

Percent Complete: 100%

Land Sqft^{*}: 22,960

Land Acres^{*}: 0.5270

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:

ESPARZA RAYMOND M

ESPARZA ELVIRA

Primary Owner Address:

7171 RICHLAND RD
 FORT WORTH, TX 76118-5139

Deed Date: 2/1/1999

Deed Volume: 0013649

Deed Page: 0000208

Instrument: 00136490000208

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATTEN N W	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$286,117	\$69,440	\$355,557	\$272,855
2023	\$259,378	\$69,440	\$328,818	\$248,050
2022	\$226,212	\$47,986	\$274,198	\$225,500
2021	\$184,000	\$21,000	\$205,000	\$205,000
2020	\$185,251	\$19,749	\$205,000	\$191,651

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.