

## LOCATION

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**Address:** [7312 POST OAK DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 3530-10-13  
**Subdivision:** BRIARWOOD ESTATES-NRH  
**Neighborhood Code:** 3M030D

**Latitude:** 32.8801788714  
**Longitude:** -97.217628991  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-038N



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** BRIARWOOD ESTATES-NRH  
Block 10 Lot 13

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05014611

**Site Name:** BRIARWOOD ESTATES-NRH-10-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,525

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,572

**Land Acres<sup>\*</sup>:** 0.2656

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

MCGUIRE SUSAN ANN

**Primary Owner Address:**

7312 POST OAK DR  
FORT WORTH, TX 76182-3444

**Deed Date:** 4/23/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208172618](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGUIRE CARL E;MCGUIRE SUSAN B	3/12/2002	00155440000492	0015544	0000492
BERRY SUSAN A	5/27/1988	00092870000902	0009287	0000902
HATCHER D S HATCHER;HATCHER OTIS	2/7/1985	00080860000913	0008086	0000913
TUST RANDALL D	11/21/1984	00080130001980	0008013	0001980
ALLISON ELLA MAE	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$274,470	\$75,000	\$349,470	\$283,503
2023	\$259,905	\$75,000	\$334,905	\$257,730
2022	\$241,567	\$40,000	\$281,567	\$234,300
2021	\$173,000	\$40,000	\$213,000	\$213,000
2020	\$173,000	\$40,000	\$213,000	\$213,000

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.