



## LOCATION

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**Address:** [7304 FALLEN OAK DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 30588-17-9  
**Subdivision:** OAK HILLS ADDITION  
**Neighborhood Code:** 3M040I

**Latitude:** 32.8809687223  
**Longitude:** -97.1899524369  
**TAD Map:** 2090-440  
**MAPSCO:** TAR-038R



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:** OAK HILLS ADDITION Block 17  
Lot 9

**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:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06943896

**Site Name:** OAK HILLS ADDITION-17-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,028

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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

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**Current Owner:**

HINZMAN NATALIE ANN

**Primary Owner Address:**

7304 FALLEN OAK DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 7/30/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214166269](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAND MINNIE F	9/16/2011	<a href="#">D211230524</a>	0000000	0000000
LAND FRAN	11/7/2007	<a href="#">D207400785</a>	0000000	0000000
KESSEL JOHN H;KESSEL PATRICIA M	10/22/1997	00129540000301	0012954	0000301
OAK HILL JV	1/1/1996	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$325,522	\$85,000	\$410,522	\$379,943
2023	\$373,750	\$85,000	\$458,750	\$345,403
2022	\$308,255	\$55,000	\$363,255	\$314,003
2021	\$230,457	\$55,000	\$285,457	\$285,457
2020	\$230,457	\$55,000	\$285,457	\$285,457

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.