



Address: [7904 MAPLEWOOD AVE](#)
City: NORTH RICHLAND HILLS
Georeference: 7440-23-2
Subdivision: CLEAR VIEW ADDITION
Neighborhood Code: 3M130G

Latitude: 32.8385075557
Longitude: -97.2109173461
TAD Map: 2084-424
MAPSCO: TAR-052F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CLEAR VIEW ADDITION Block
23 Lot 2

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: 1968

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 00549150

Site Name: CLEAR VIEW ADDITION-23-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,723

Percent Complete: 100%

Land Sqft^{*}: 10,164

Land Acres^{*}: 0.2333

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:

NGUYEN HELLEN LUONG

Primary Owner Address:

2600 LAMAR DR
CARROLLTON, TX 75006

Deed Date: 3/28/2022

Deed Volume:

Deed Page:

Instrument: [D217274472](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEUNG JOSEPH	11/10/2017	D217274092		
NGUYEN HELLEN L	4/22/2016	D216084122		
LEUNG JOSEPH	2/13/2004	D204049538	0000000	0000000
LANSDON A G;LANSDON CANDACE A	1/1/2003	000000000000000	0000000	0000000
WILSON EULA P EST	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	\$131,569	\$45,000	\$176,569	\$176,569
2024	\$149,733	\$45,000	\$194,733	\$194,733
2023	\$125,818	\$45,000	\$170,818	\$170,818
2022	\$122,000	\$23,000	\$145,000	\$145,000
2021	\$138,852	\$23,000	\$161,852	\$159,500
2020	\$122,000	\$23,000	\$145,000	\$145,000

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

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.