



Address: [7705 DEAVER DR](#)
City: NORTH RICHLAND HILLS
Georeference: 7690-5-12
Subdivision: COLLEGE HILLS ADDITION-NRH
Neighborhood Code: 3M120E

Latitude: 32.8562158161
Longitude: -97.2163235091
TAD Map: 2084-432
MAPSCO: TAR-038W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLLEGE HILLS ADDITION-
NRH Block 5 Lot 12

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: 1972

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00564990

Site Name: COLLEGE HILLS ADDITION-NRH-5-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,744

Percent Complete: 100%

Land Sqft^{*}: 8,514

Land Acres^{*}: 0.1954

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:

GUERRA FRANCISCO

Primary Owner Address:

7705 DEAVER DR
NORTH RICHLAND HILLS, TX 76180-6221

Deed Date: 10/19/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211258491](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| WFM INVESTMENTS INC | 3/25/2009 | D209086082 | 0000000 | 0000000 |
| SUTTON FUNDING LLC | 12/3/2008 | D209076839 | 0000000 | 0000000 |
| BUTLER REGINALD;BUTLER TERRI | 6/2/2000 | 00143800000002 | 0014380 | 0000002 |
| SEC OF HUD | 7/7/1998 | 00136940000113 | 0013694 | 0000113 |
| AURORA LOAN SERVICES INC | 7/6/1998 | 00143240000332 | 0014324 | 0000332 |
| SPRATLEY DENISE | 8/22/1991 | 00103700000421 | 0010370 | 0000421 |
| ROWLAND P RODRIGUIZ;ROWLAND TOMMY | 3/7/1986 | 00084840000632 | 0008484 | 0000632 |
| CALHOUN PAUL | 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 | \$180,126 | \$55,000 | \$235,126 | \$235,126 |
| 2024 | \$180,126 | \$55,000 | \$235,126 | \$235,126 |
| 2023 | \$162,717 | \$55,000 | \$217,717 | \$217,144 |
| 2022 | \$166,670 | \$40,000 | \$206,670 | \$197,404 |
| 2021 | \$159,147 | \$40,000 | \$199,147 | \$179,458 |
| 2020 | \$174,907 | \$40,000 | \$214,907 | \$163,144 |

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.