



**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<sup>+++</sup>:** 1,744

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,514

**Land Acres<sup>\*</sup>:** 0.1954

**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

**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	<a href="#">D209086082</a>	0000000	0000000
SUTTON FUNDING LLC	12/3/2008	<a href="#">D209076839</a>	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 <sup>+</sup>
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.