



**Address:** [7625 DEAVER DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 7690-13-17  
**Subdivision:** COLLEGE HILLS ADDITION-NRH  
**Neighborhood Code:** 3M120E

**Latitude:** 32.8559356904  
**Longitude:** -97.2172548523  
**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 13 Lot 17

**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:** 1990  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$274,937  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00566225  
**Site Name:** COLLEGE HILLS ADDITION-NRH-13-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,404  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,514  
**Land Acres<sup>\*</sup>:** 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:**  
SANDS MARY SYLVIA GRIFFIN  
**Primary Owner Address:**  
7625 DEAVER DR  
FORT WORTH, TX 76180-6277

**Deed Date:** 9/10/2007  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** 0000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDS BILLY W EST	12/31/1900	0000000000000000	00000000	00000000



## 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	\$219,937	\$55,000	\$274,937	\$274,937
2024	\$219,937	\$55,000	\$274,937	\$266,684
2023	\$197,061	\$55,000	\$252,061	\$242,440
2022	\$199,941	\$40,000	\$239,941	\$220,400
2021	\$189,332	\$40,000	\$229,332	\$200,364
2020	\$175,877	\$40,000	\$215,877	\$182,149

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.