



**Address:** [7513 DEAVER DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 7690-13-28  
**Subdivision:** COLLEGE HILLS ADDITION-NRH  
**Neighborhood Code:** 3M120E

**Latitude:** 32.8553396496  
**Longitude:** -97.2196116129  
**TAD Map:** 2084-432  
**MAPSCO:** TAR-052A



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 28

**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:** 1970

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00566349

**Site Name:** COLLEGE HILLS ADDITION-NRH-13-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,833

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,873

**Land Acres<sup>\*</sup>:** 0.2036

**Pool:** Y

<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:**

PHAM CHAU

**Primary Owner Address:**

7332 CENTURY DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 3/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222079612](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZEUS IMPORT & EXPORT LLC	12/20/2021	<a href="#">D221372749</a>		
BURNS MIKE;BURNS NANCY	9/12/1990	00100450000350	0010045	0000350
HURT DAVID W;HURT NANCY D	12/29/1989	00098010002094	0009801	0002094
GAUNTT EARL	6/4/1984	00078480001576	0007848	0001576
FT WORTH CHRISTIAN SCHOOL	6/1/1984	00078480001572	0007848	0001572
BUCK LARRY R;BUCK SUSAN F	12/19/1983	00076960000768	0007696	0000768
DUNCAN JOHN I	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	\$204,266	\$55,000	\$259,266	\$259,266
2024	\$204,266	\$55,000	\$259,266	\$259,266
2023	\$186,519	\$55,000	\$241,519	\$241,519
2022	\$185,671	\$40,000	\$225,671	\$225,671
2021	\$148,427	\$40,000	\$188,427	\$181,231
2020	\$166,099	\$40,000	\$206,099	\$164,755

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.