



**Address:** [7401 DEAVER DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 7690-14-21  
**Subdivision:** COLLEGE HILLS ADDITION-NRH  
**Neighborhood Code:** 3M120E

**Latitude:** 32.8555801162  
**Longitude:** -97.2228737874  
**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 14 Lot 21

**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:** 1963

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00566616

**Site Name:** COLLEGE HILLS ADDITION-NRH-14-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,629

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,111

**Land Acres<sup>\*</sup>:** 0.2091

**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:**

LUNA GUADALUPE

**Primary Owner Address:**

7401 DEAVER DR  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 6/3/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216120905](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAPOGO CORP	9/15/2015	<a href="#">D215234959</a>		
WELLS FARGO BANK NATIONAL ASSOCIATION	5/5/2015	<a href="#">D215096524</a>		
ALLEN DENNIS E;ALLEN LINDA	7/2/1993	00111410000918	0011141	0000918
PERRY JAMES;PERRY MARY	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	\$247,508	\$55,000	\$302,508	\$302,508
2024	\$247,508	\$55,000	\$302,508	\$302,508
2023	\$225,211	\$55,000	\$280,211	\$280,211
2022	\$223,353	\$40,000	\$263,353	\$263,353
2021	\$213,137	\$40,000	\$253,137	\$253,137
2020	\$174,192	\$40,000	\$214,192	\$214,192

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.