



Address: [7413 S COLLEGE CIR](#)
City: NORTH RICHLAND HILLS
Georeference: 7690-16-22
Subdivision: COLLEGE HILLS ADDITION-NRH
Neighborhood Code: 3M120E

Latitude: 32.8539359017
Longitude: -97.2228014385
TAD Map: 2084-428
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 16 Lot 22

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: 1964

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$245,776

Protest Deadline Date: 5/24/2024

Site Number: 00567086

Site Name: COLLEGE HILLS ADDITION-NRH-16-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,380

Percent Complete: 100%

Land Sqft^{*}: 8,269

Land Acres^{*}: 0.1898

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:

MCCLAIN SUSAN M
MCCLAIN THOMAS

Primary Owner Address:

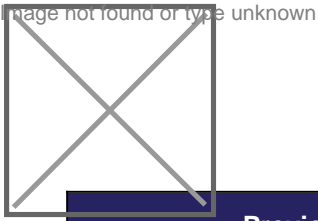
7413 S COLLEGE CIR
NORTH RICHLAND HILLS, TX 76180-6339

Deed Date: 11/14/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203432174](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBINSON NANCY;ROBINSON RANDAL D	12/23/1983	00076980000229	0007698	0000229
BAUER BYRON L	12/31/1900	000000000000000	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	\$190,776	\$55,000	\$245,776	\$202,055
2024	\$190,776	\$55,000	\$245,776	\$183,686
2023	\$170,955	\$55,000	\$225,955	\$166,987
2022	\$173,642	\$40,000	\$213,642	\$151,806
2021	\$164,508	\$40,000	\$204,508	\$138,005
2020	\$130,896	\$40,000	\$170,896	\$125,459

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.