



**Address:** [7312 DEAVER DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 7690-19-4  
**Subdivision:** COLLEGE HILLS ADDITION-NRH  
**Neighborhood Code:** 3M120E

**Latitude:** 32.8554769584  
**Longitude:** -97.223672294  
**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 19 Lot 4

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$370,392

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

**Site Number:** 00567329

**Site Name:** COLLEGE HILLS ADDITION-NRH-19-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,542

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,975

**Land Acres<sup>\*</sup>:** 0.2519

**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:**

SIMMONS KIMBERLY  
SIMMONS MICHAEL CHANCE

**Primary Owner Address:**

917 JOHN KENNEDY DR  
SAGINAW, TX 76179

**Deed Date:** 4/25/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224072220](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HH SOUTH CENTRAL INVESTMENTS LLC	11/4/2022	<a href="#">D222265129</a>		
BANTON DEANNE CATHERINE;ROFFINE MARLA JEAN	10/6/2022	2022-PR02483-1		
KNOWLES DONNA B EST	5/4/1996	000000000000000	0000000	0000000
GAGLIANO DONNA	2/25/1988	000000000000000	0000000	0000000
GAGLIAN ROBERT P	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 <sup>+</sup>
2025	\$315,392	\$55,000	\$370,392	\$370,392
2024	\$315,392	\$55,000	\$370,392	\$270,000
2023	\$170,000	\$55,000	\$225,000	\$225,000
2022	\$264,319	\$40,000	\$304,319	\$304,319
2021	\$250,942	\$40,000	\$290,942	\$195,049
2020	\$202,189	\$40,000	\$242,189	\$177,317

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.