

Tarrant Appraisal District

Property Information | PDF

Account Number: 00567442

Address: <u>7344 MAPLE DR</u>
City: NORTH RICHLAND HILLS

Georeference: 7690-20-1

Subdivision: COLLEGE HILLS ADDITION-NRH

Neighborhood Code: 3M120E

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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COLLEGE HILLS ADDITION-

NRH Block 20 Lot 1

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: 1959

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$301,987

Protest Deadline Date: 5/24/2024

Site Number: 00567442

Site Name: COLLEGE HILLS ADDITION-NRH-20-1

Site Class: A1 - Residential - Single Family

Latitude: 32.8545870111

TAD Map: 2084-432 **MAPSCO:** TAR-051D

Longitude: -97.2238078175

Parcels: 1

Approximate Size+++: 1,780
Percent Complete: 100%

Land Sqft*: 13,508 Land Acres*: 0.3101

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

J&J REVOCABLE LIVING TRUST

Primary Owner Address:

7344 MAPLE DR

NORTH RICHLAND HILLS, TX 76180

Deed Date: 1/14/2025

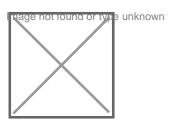
Deed Volume: Deed Page:

Instrument: D225006480

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLURE JAMES PAUL JR	12/31/1900	00072260001978	0007226	0001978

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$246,987	\$55,000	\$301,987	\$218,394
2024	\$246,987	\$55,000	\$301,987	\$198,540
2023	\$221,145	\$55,000	\$276,145	\$180,491
2022	\$224,632	\$40,000	\$264,632	\$164,083
2021	\$212,717	\$40,000	\$252,717	\$149,166
2020	\$169,048	\$40,000	\$209,048	\$135,605

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.