



**Address:** [7344 MAPLE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 7690-20-1  
**Subdivision:** COLLEGE HILLS ADDITION-NRH  
**Neighborhood Code:** 3M120E

**Latitude:** 32.8545870111  
**Longitude:** -97.2238078175  
**TAD Map:** 2084-432  
**MAPSCO:** TAR-051D



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 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  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,780  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,508  
**Land Acres<sup>\*</sup>:** 0.3101  
**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:**  
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



## VALUES

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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	\$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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.