



Image not found or type unknown

Address: [7509 JEAN ANN DR](#)
City: NORTH RICHLAND HILLS
Georeference: 18810-12-15
Subdivision: HOLIDAY NORTH ADDITION
Neighborhood Code: 3M120C

Latitude: 32.8483709712
Longitude: -97.2231179642
TAD Map: 2084-428
MAPSCO: TAR-052A



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

PROPERTY DATA

Legal Description: HOLIDAY NORTH ADDITION
Block 12 Lot 15

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: 1972

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01323326

Site Name: HOLIDAY NORTH ADDITION-12-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,594

Percent Complete: 100%

Land Sqft^{*}: 11,104

Land Acres^{*}: 0.2549

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:

STATON EVAN WILLIAM
STATON MALEAH GRACE

Primary Owner Address:

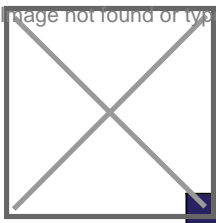
7509 JEAN ANN DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 12/11/2023

Deed Volume:

Deed Page:

Instrument: [D223220264](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOEHN JAMES IV	5/2/2016	D216092842		
PENDARVIS BENJAMIN	3/23/2006	D206086710	0000000	0000000
HATFIELD ROY 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	\$297,329	\$50,000	\$347,329	\$347,329
2024	\$297,329	\$50,000	\$347,329	\$347,329
2023	\$193,607	\$50,000	\$243,607	\$203,759
2022	\$150,235	\$35,000	\$185,235	\$185,235
2021	\$142,790	\$35,000	\$177,790	\$177,790
2020	\$162,816	\$35,000	\$197,816	\$197,816

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.