



**Address:** [7617 MAPLELEAF DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 22740-6-16  
**Subdivision:** KINGSWOOD ESTATES ADDITION-NRH  
**Neighborhood Code:** 3M030F

**Latitude:** 32.8853704106  
**Longitude:** -97.2145437442  
**TAD Map:** 2084-440  
**MAPSCO:** TAR-038K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KINGSWOOD ESTATES  
ADDITION-NRH Block 6 Lot 16

**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:** 1978

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$334,801

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

**Site Number:** 01508237

**Site Name:** KINGSWOOD ESTATES ADDITION-NRH-6-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,483

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,243

**Land Acres<sup>\*</sup>:** 0.2121

**Pool:** N

<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:**

MCDUGAL BRITTANNIA

**Primary Owner Address:**

7617 MAPLELEAF DR  
NORTH RICHLAND HILLS, TX 76182

**Deed Date:** 2/21/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218038211](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EARTHMADE INC	10/24/2002	00162030000144	0016203	0000144
GRUBISH JANET P;GRUBISH THOMAS C	9/30/2002	00160170000018	0016017	0000018
EARTHMADE INC	4/30/2001	00151950000354	0015195	0000354
GRUBISH JANET;GRUBISH THOMAS	4/27/2001	00148790000457	0014879	0000457
INGRAM KELLY;INGRAM TURHAN JR	7/15/1998	00133290000346	0013329	0000346
CHRISTIAN MARGUERITE	4/9/1990	00000000000000	0000000	0000000
CHRISTIAN MARGU;CHRISTIAN THOMAS K	4/14/1978	00064620000039	0006462	0000039

## 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	\$264,801	\$70,000	\$334,801	\$315,481
2024	\$264,801	\$70,000	\$334,801	\$286,801
2023	\$251,605	\$70,000	\$321,605	\$260,728
2022	\$252,854	\$45,000	\$297,854	\$237,025
2021	\$170,477	\$45,000	\$215,477	\$215,477
2020	\$170,477	\$45,000	\$215,477	\$215,477

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.