



**Address:** [7804 MARY FRANCES LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 24510-B-2  
**Subdivision:** LYNNCREST ADDITION  
**Neighborhood Code:** 3H040X

**Latitude:** 32.8296650051  
**Longitude:** -97.2117058948  
**TAD Map:** 2084-420  
**MAPSCO:** TAR-052P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LYNNCREST ADDITION Block B  
Lot 2

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1958

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 01619640

**Site Name:** LYNNCREST ADDITION-B-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,592

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,927

**Land Acres<sup>\*</sup>:** 0.2738

**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:**

MANNING BRYAN

**Primary Owner Address:**

7804 MARY FRANCES LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 9/9/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222225999](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRIOR EVAN J;SINGH-PRIOR ERIN E	10/7/2016	<a href="#">D216239561</a>		
POWER SHELLEY	2/21/2016	<a href="#">D216239560</a>		
POWER HEATH;POWER SHELLEY	5/16/2003	00167260000380	0016726	0000380
ESTILL BRIAN	3/24/1999	001372900000007	0013729	0000007
VERGIL HENRY;VERGIL MARY R	5/2/1994	001157700000520	0011577	0000520
COWHERD RITA J	6/8/1989	00096170002111	0009617	0002111
STARNES RONALD S	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	\$196,712	\$52,890	\$249,602	\$249,602
2024	\$231,095	\$52,890	\$283,985	\$283,985
2023	\$242,498	\$52,890	\$295,388	\$295,388
2022	\$210,541	\$36,974	\$247,515	\$192,546
2021	\$156,432	\$20,000	\$176,432	\$175,042
2020	\$156,432	\$20,000	\$176,432	\$159,129

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.