



**Address:** [7021 LINCOLN DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 24860-3-8  
**Subdivision:** MAROAKS ADDITION  
**Neighborhood Code:** M3K01A1

**Latitude:** 32.8842918212  
**Longitude:** -97.2286271258  
**TAD Map:** 2078-440  
**MAPSCO:** TAR-037M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MAROAKS ADDITION Block 3  
Lot 8

**Jurisdictions:**

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

**State Code:** B

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01634852

**Site Name:** MAROAKS ADDITION-3-8

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,154

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,599

**Land Acres<sup>\*</sup>:** 0.2203

**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:**

YUAN JIE

YUAN SHAOPING JIANG

**Primary Owner Address:**

6805 WESTMONT DR  
COLLEYVILLE, TX 76034-7264

**Deed Date:** 6/21/2002

**Deed Volume:** 0015777

**Deed Page:** 0000092

**Instrument:** 00157770000092

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS MICHAEL;WELLS STACY	6/27/1994	00116410002304	0011641	0002304
WOOD BEND CORP	3/14/1994	00115110001618	0011511	0001618
DAVID JOHN	4/17/1987	00089210000126	0008921	0000126
NOWLIN WADE T ETAL	7/1/1986	00086980000550	0008698	0000550
EAVES JAS A;EAVES MELISSA D B	5/3/1984	00078180001116	0007818	0001116
BURK COLLINS INVESTMENTS	12/31/1900	00000000000000	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	\$241,070	\$65,000	\$306,070	\$306,070
2024	\$258,884	\$65,000	\$323,884	\$323,884
2023	\$256,402	\$65,000	\$321,402	\$321,402
2022	\$210,984	\$40,000	\$250,984	\$250,984
2021	\$212,684	\$40,000	\$252,684	\$252,684
2020	\$218,000	\$14,000	\$232,000	\$232,000

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

There are no exemptions for this property

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.