



**Address:** [7030 LINCOLN DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 24860-4-8  
**Subdivision:** MAROAKS ADDITION  
**Neighborhood Code:** M3K01A1

**Latitude:** 32.883824459  
**Longitude:** -97.2280205685  
**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 4  
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:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01635026

**Site Name:** MAROAKS ADDITION-4-8

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**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:**

HHD AVIATION LLC

**Primary Owner Address:**

2820 BOBMEYER RD HANGAR C-7  
HAMILTON, OH 45015

**Deed Date:** 7/20/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221212959](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARGACKI DARRIN	4/21/1998	00131920000446	0013192	0000446
SEC OF HUD	10/15/1997	00129580000033	0012958	0000033
CHASE MANHATTAN MTG CORP	7/2/1996	00124290000533	0012429	0000533
NICHOLSON TED M	6/23/1986	00085880000572	0008588	0000572
BUTCHARD NATHAN	4/2/1986	00085050000400	0008505	0000400
FEDERAL SAVINGFS & LOAN ASSOC	10/25/1985	00083510000567	0008351	0000567
BROWN FLOYD B	3/28/1985	00081310001692	0008131	0001692
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	\$237,146	\$65,000	\$302,146	\$302,146
2024	\$237,146	\$65,000	\$302,146	\$302,146
2023	\$239,122	\$65,000	\$304,122	\$304,122
2022	\$197,414	\$40,000	\$237,414	\$237,414
2021	\$199,032	\$40,000	\$239,032	\$239,032
2020	\$226,195	\$14,000	\$240,195	\$240,195

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.