



Address: [7405 NORTH FORTY RD](#)
City: NORTH RICHLAND HILLS
Georeference: 26730-2-9R
Subdivision: MORGAN MEADOWS SUBDIVISION
Neighborhood Code: 3M030A

Latitude: 32.8710033542
Longitude: -97.2243797228
TAD Map: 2084-436
MAPSCO: TAR-037V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MORGAN MEADOWS
SUBDIVISION Block 2 Lot 9R

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: 1966

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01815873

Site Name: MORGAN MEADOWS SUBDIVISION-2-9R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,055

Percent Complete: 100%

Land Sqft^{*}: 79,752

Land Acres^{*}: 1.8308

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:

SHAVER GUY M
SHAVER KAREN L

Primary Owner Address:

7405 N FORTY RD
FORT WORTH, TX 76182-3816

Deed Date: 3/5/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209210923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CZECZOTKA DOROTHY;CZECZOTKA MURRAY	3/23/1966	00041930000145	0004193	0000145

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	\$77,461	\$296,702	\$374,163	\$374,163
2024	\$77,461	\$296,702	\$374,163	\$374,163
2023	\$63,872	\$296,702	\$360,574	\$360,574
2022	\$41,139	\$296,702	\$337,841	\$337,841
2021	\$77,974	\$217,419	\$295,393	\$186,192
2020	\$104,589	\$200,026	\$304,615	\$169,265

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.