



Address: [3737 MATSON DR](#)
City: NORTH RICHLAND HILLS
Georeference: 30030-2-10
Subdivision: NORTH HILLS ADDITION
Neighborhood Code: 3H010F

Latitude: 32.8180565573
Longitude: -97.2637033662
TAD Map: 2072-416
MAPSCO: TAR-050V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH HILLS ADDITION Block
2 Lot 10

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: 1956

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01928252

Site Name: NORTH HILLS ADDITION-2-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,621

Percent Complete: 100%

Land Sqft^{*}: 10,400

Land Acres^{*}: 0.2387

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:

HIGGINBOTHAM RICHARD

Primary Owner Address:

3737 MATSON ST
NORTH RICHLAND HILLS, TX 76117

Deed Date: 9/7/2021

Deed Volume:

Deed Page:

Instrument: [D221263060](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ICON INVESTMENTS OF TEXAS LLC	3/4/2021	D221064454		
DALLAS METRO HOLDINGS LLC	3/4/2021	D221062036		
D2 INVESTMENTS GROUP LLC	11/30/2020	D220324409		
DALLAS METRO HOLDINGS LLC	11/30/2020	D220319810		
SHORT STANLEY N	8/4/2014	D214169102		
BOVEA MEREDITH R;BOVEA NANCY J	10/16/1985	00083420001363	0008342	0001363
DAVIS NANCY J	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 ⁺
2025	\$247,799	\$50,600	\$298,399	\$298,399
2024	\$247,799	\$50,600	\$298,399	\$298,399
2023	\$263,698	\$50,600	\$314,298	\$276,373
2022	\$215,888	\$35,360	\$251,248	\$251,248
2021	\$142,000	\$18,000	\$160,000	\$160,000
2020	\$142,412	\$18,000	\$160,412	\$160,412

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.