



Address: [7104 CHAPMAN RD](#)
City: NORTH RICHLAND HILLS
Georeference: 30130-4-2
Subdivision: NORTH PARK ESTATES
Neighborhood Code: 3M070A

Latitude: 32.8673423446
Longitude: -97.2307465014
TAD Map: 2078-436
MAPSCO: TAR-037V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH PARK ESTATES Block 4
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: 1977

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 01944851

Site Name: NORTH PARK ESTATES-4-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,425

Percent Complete: 100%

Land Sqft^{*}: 7,652

Land Acres^{*}: 0.1756

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:

PEREZ CRYSTAL MICHELLE

Primary Owner Address:

7104 CHAPMAN DR
NORTH RICHLAND HILLS, TX 76182-4408

Deed Date: 6/28/2019

Deed Volume:

Deed Page:

Instrument: [D219141208](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ-ROJAS CRYSTAL M;ROJAS MARCO A	8/26/2015	D215194939		
MARRA TIMOTHY MICHAEL	2/8/2012	D212033346	0000000	0000000
CARSON D R PYLE;CARSON D'ANNE	5/27/2011	D211190417	0000000	0000000
JMJ REALTY	5/3/2011	D211107396	0000000	0000000
PASSENAU M G ETAL;PASSENAU TINA	6/23/2005	D205185496	0000000	0000000
CHRISTIAN CARE CENTRS FOUND	1/20/2005	D205024871	0000000	0000000
BEARD KATHRINE MONETTE	1/12/2005	D205024873	0000000	0000000
BEARD SAMON ESPINOSA	1/26/1997	00128820000148	0012882	0000148
BEARD KENNETH THURMAN	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	\$167,994	\$50,000	\$217,994	\$217,994
2024	\$185,617	\$50,000	\$235,617	\$235,617
2023	\$215,000	\$50,000	\$265,000	\$225,471
2022	\$183,348	\$28,000	\$211,348	\$204,974
2021	\$167,000	\$28,000	\$195,000	\$186,340
2020	\$150,500	\$28,000	\$178,500	\$169,400

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.