



Address: [7205 RIVIERA DR](#)
City: NORTH RICHLAND HILLS
Georeference: 30170-27-2
Subdivision: NORTH RICHLAND HILLS ADDITION
Neighborhood Code: 3H040H

Latitude: 32.8340449325
Longitude: -97.2287257359
TAD Map: 2078-424
MAPSCO: TAR-051M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH RICHLAND HILLS
ADDITION Block 27 Lot 2

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: 1954

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 01959808

Site Name: NORTH RICHLAND HILLS ADDITION-27-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,976

Percent Complete: 100%

Land Sqft^{*}: 17,240

Land Acres^{*}: 0.3957

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MENN SARAH ELIZABETH

MENN LANCE BAILEY

Primary Owner Address:

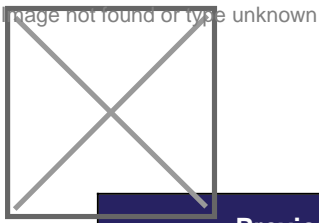
7205 RIVIERA DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 9/30/2021

Deed Volume:

Deed Page:

Instrument: [D221288263](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST 1	7/19/2021	D221210543		
BROWN-RANALLO FAMILY TRUST	11/30/2020	D221210542 CWD		
BROWN CHERYL K;BROWN CURTIS	8/22/1997	00129660000636	0012966	0000636
BROWN CURTIS REGER	12/30/1995	00126660000548	0012666	0000548
BROWN CURTIS R ETAL	3/29/1994	00126660000540	0012666	0000540
BROWN JOY FREDRICK	6/22/1991	00126660000532	0012666	0000532
BROWN JOEL E	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	\$299,584	\$60,860	\$360,444	\$360,444
2024	\$299,584	\$60,860	\$360,444	\$360,444
2023	\$291,614	\$60,860	\$352,474	\$352,474
2022	\$282,762	\$42,238	\$325,000	\$325,000
2021	\$260,881	\$21,000	\$281,881	\$245,007
2020	\$232,271	\$21,000	\$253,271	\$222,734

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.