



Address: [7101 EDEN RD](#)
City: NORTH RICHLAND HILLS
Georeference: A 499-4D
Subdivision: EDENS, J B SURVEY
Neighborhood Code: 3M040A

Latitude: 32.876934742
Longitude: -97.1962156088
TAD Map: 2090-440
MAPSCO: TAR-038R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDENS, J B SURVEY Abstract
499 Tract 4D
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: 1965
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Notice Sent Date: 4/15/2025
Notice Value: \$672,790
Protest Deadline Date: 5/24/2024

Site Number: 03877604
Site Name: EDENS, J B SURVEY-4D
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,307
Percent Complete: 100%
Land Sqft^{*}: 217,800
Land Acres^{*}: 5.0000
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:
DURANT JOHN M
Primary Owner Address:
7101 EDEN RD
FORT WORTH, TX 76182-3203

Deed Date: 12/31/1900
Deed Volume: 0004045
Deed Page: 0000628
Instrument: 000000000000000

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	\$95,878	\$550,000	\$645,878	\$645,878
2024	\$122,790	\$550,000	\$672,790	\$622,559
2023	\$190,000	\$550,000	\$740,000	\$565,963
2022	\$125,451	\$550,000	\$675,451	\$514,512
2021	\$172,325	\$575,000	\$747,325	\$467,738
2020	\$182,791	\$575,000	\$757,791	\$425,216

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.