



Address: [7200 MARILYN LN](#)
City: NORTH RICHLAND HILLS
Georeference: 34230-28-3R
Subdivision: RICHLAND TERRACE ADDITION
Neighborhood Code: 3H040M

Latitude: 32.8359336571
Longitude: -97.2273924894
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: RICHLAND TERRACE
ADDITION Block 28 Lot 3R & 2B AKA 60' NWC OF
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: 1958

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 04572203

Site Name: RICHLAND TERRACE ADDITION-28-3R-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,766

Percent Complete: 100%

Land Sqft^{*}: 15,916

Land Acres^{*}: 0.3653

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:

JAMES BONHAM REAL ESTATE FUND LLC

Primary Owner Address:

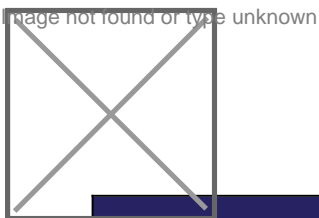
5501 INDEPENDENCE PKWY STE 301
PLANO, TX 75023

Deed Date: 12/15/2020

Deed Volume:

Deed Page:

Instrument: [D220330816](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
C & C RESIDENTIAL PROPERTIES INC	11/19/2020	D220313562		
GOAD DEBRA L	11/19/2020	D220313560		
BANCROFT DAVID;BANCROFT TODD	3/4/2020	D220172916		
BANCROFT J E	10/28/2011	D220313557		
BANCROFT J E;BANCROFT NADINE	7/8/1983	00075600000088	0007560	0000088
WARD J P JR	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	\$219,126	\$58,874	\$278,000	\$278,000
2024	\$219,126	\$58,874	\$278,000	\$278,000
2023	\$231,126	\$58,874	\$290,000	\$290,000
2022	\$217,838	\$40,904	\$258,742	\$258,742
2021	\$174,043	\$22,500	\$196,543	\$196,543
2020	\$154,805	\$22,500	\$177,305	\$153,320

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.